

# Sunrise Beach Flat #1



**Baker's Bay**  
GOLF & OCEAN CLUB







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### Sunrise Beach Flats



CHAFEL POINT

GUMELEMI CAY PRIVATE ISLAND ESTATE

BEACH CLUB

- Main Beach Pool
- Spa & Fitness
- Day Pool
- Beach House
- Whale's Tail Ocean Front Dining
- Dinner Beach Bar & Grill
- Green Lane
- Oceanfront Kids Club

BEACH CLUB COTTAGES

BANKER'S BAY ESTATE LOTS

Sea of Abaco

GOLF COURSE

- Practice Range
- Short Game area
- Pro Shop

SUNSET PARK

- Soft Walls
- Bowling Alley
- Spa & Pool
- Outdoor Tennis Courts
- Beach Bar & Grill
- Ocean View
- Kids Zone
- Private Playground
- Club House & Reception
- Ocean View
- Poolside
- Tennis Courts
- Kids Toddler Play area
- Pro Shop & Golf

ATLANTIC OCEAN

SEOP

Flow Jersey & Canal

ATLANTIC CLUB

ATLANTIC CLUB COTTAGES

ATLANTIC COAST HOMES

BAKER'S BAY



ATLANTIC FLATS

BAKER'S BAY MARINA VILLAGE

- 100 Slip Marina
- 100 Ft Island
- Marina Club & Bar
- Marina Village Restaurant & Sea View
- Dock Bar & Grill
- The Marina
- Sea Lounge
- Medical Office
- Marina Fitness & Pool
- Marina, Marina & Residential Services
- Sales Office

SUNRISE BEACH COTTAGES

SUNRISE BEACH FLATS

SUNSET PIER FLATS

MEMORIAL PARK

MARINA VILLAGE POOL

*Compass*  
*Compass*



DIAMOND POINT

FISH HARBOR

SEA POST

- Sea Post Bar & Grill
- Sea Post
- Ocean & Land Services

- Beach Bar & Grill
- Ocean View
- Oceanfront
- Pool

SETTLEMENT



## Sunrise Beach Flat #1

The Sunrise Beach Flats are located on a private stretch of white sand beach along the Atlantic Ocean within Baker's final phase of development, the East Village. One of five first story, 2-bedroom flats within the enclave, Sunrise Beach Flat #1 is a newly renovated, move in ready home with beautiful finishes. Owners will enjoy indoor/outdoor living with floor to ceiling accordion doors that open to an expansive lounging porch overlooking the vivid Atlantic Ocean. Beyond the beach and pool just outside your front door, this home is within walking distance of all the new amenities of the East Village.

Bedrooms	2
Bathrooms	2.5
Size	1,740 SF
Furnished	Yes
Views	Beach / Atlantic Ocean









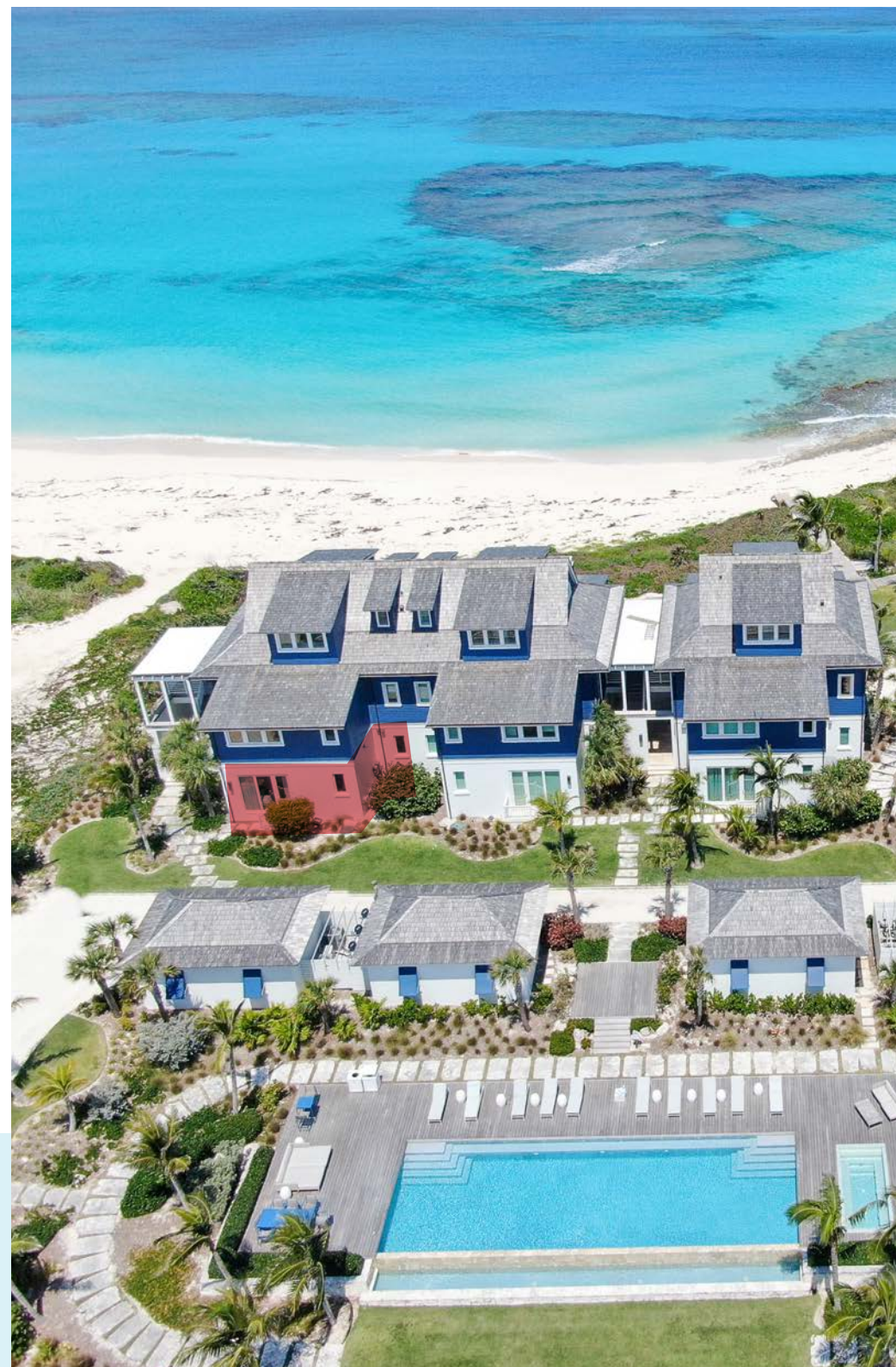
Sunrise Beach Flat #1





## Cost Breakdown

Sunrise Beach Flat #1:	\$5,100,000
VAT on Sales Price (5%):	\$255,000
Attorney Fee (0.5% of Purchase Price):	\$25,500
VAT on Attorney Fee (10%):	\$2,550
Club Membership Initiation	\$250,000
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TOTAL INITIAL COSTS:	\$5,633,050
2025 Club Dues (prorated)	\$93,000
2025 Condo Association Dues (prorated)	\$38,000
2025 Homeowners' Association Dues (prorated)	\$42,000
2025 Total Annual Costs	\$173,000*



\*ANNUAL DUES SUBJECT TO 10% VAT





Baker's Bay Golf & Ocean Club Great Guana Cay, The Abacos, The Bahamas

For more information on specific listings, home packages, or club membership, please contact the Baker's Bay sales office.

Email: [info@bakersbayclub.com](mailto:info@bakersbayclub.com) | [bakersbayclub.com](http://bakersbayclub.com)