



ABACO ESTATE SERVICES

REAL ESTATE SALES • APPRAISALS • VACATION RENTALS

OFFERING SIX

Treasure Cay Resort Development Properties Treasure Cay Riviera, Abaco, Bahamas

1. Sunrise Cay - **\$1,995,000.**
2. Est. 14 Acre Beachfront Hotel Site - **\$7,500,000.**
3. Est. 40 Acre Beachfront Hotel Site - **\$14,500,000.**
4. Est. 9 & 11 Acre Multi - Family Beach Sites - **\$8,000,000.**
5. Clipper Cay - **\$5,000,000.**
6. Cannon Cay - **\$13,000,000.**



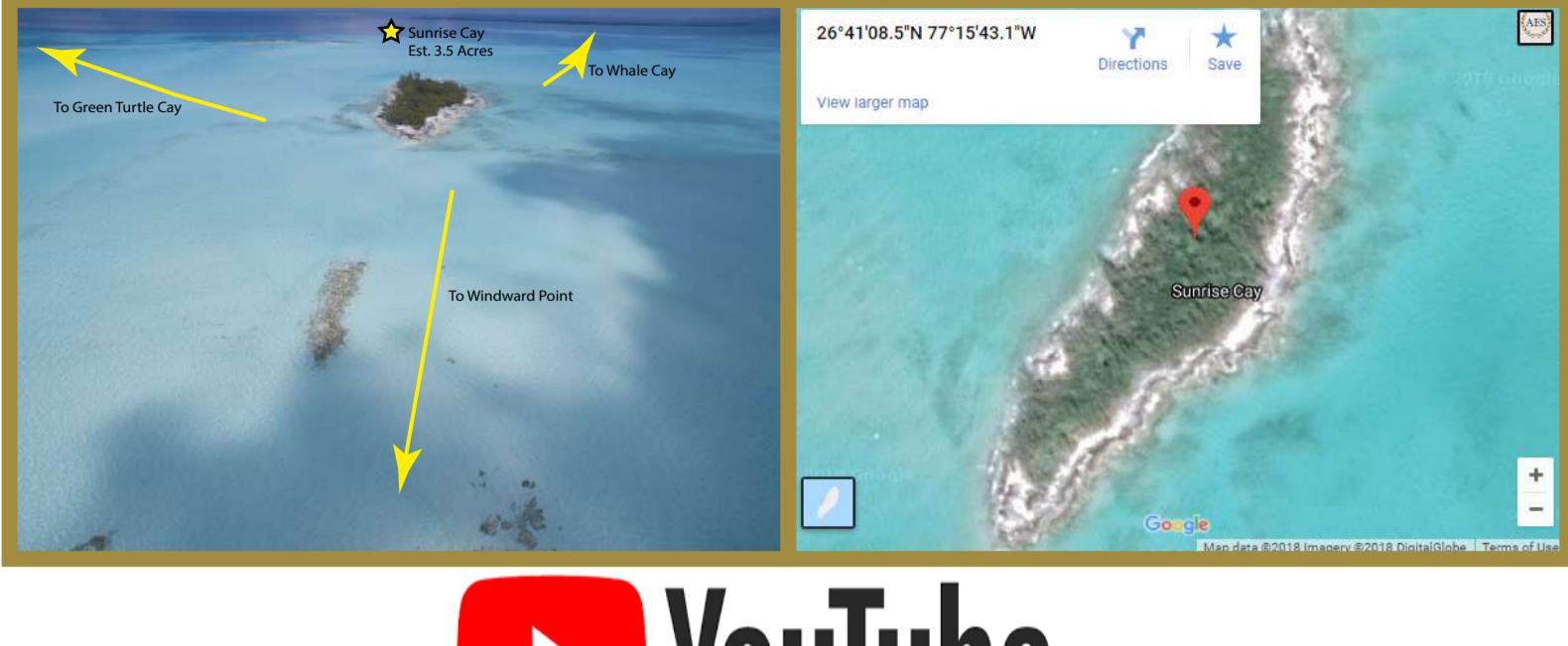


Abaco Estate Services

For Sale - \$1,995,000



Sunrise Cay - Private Cay



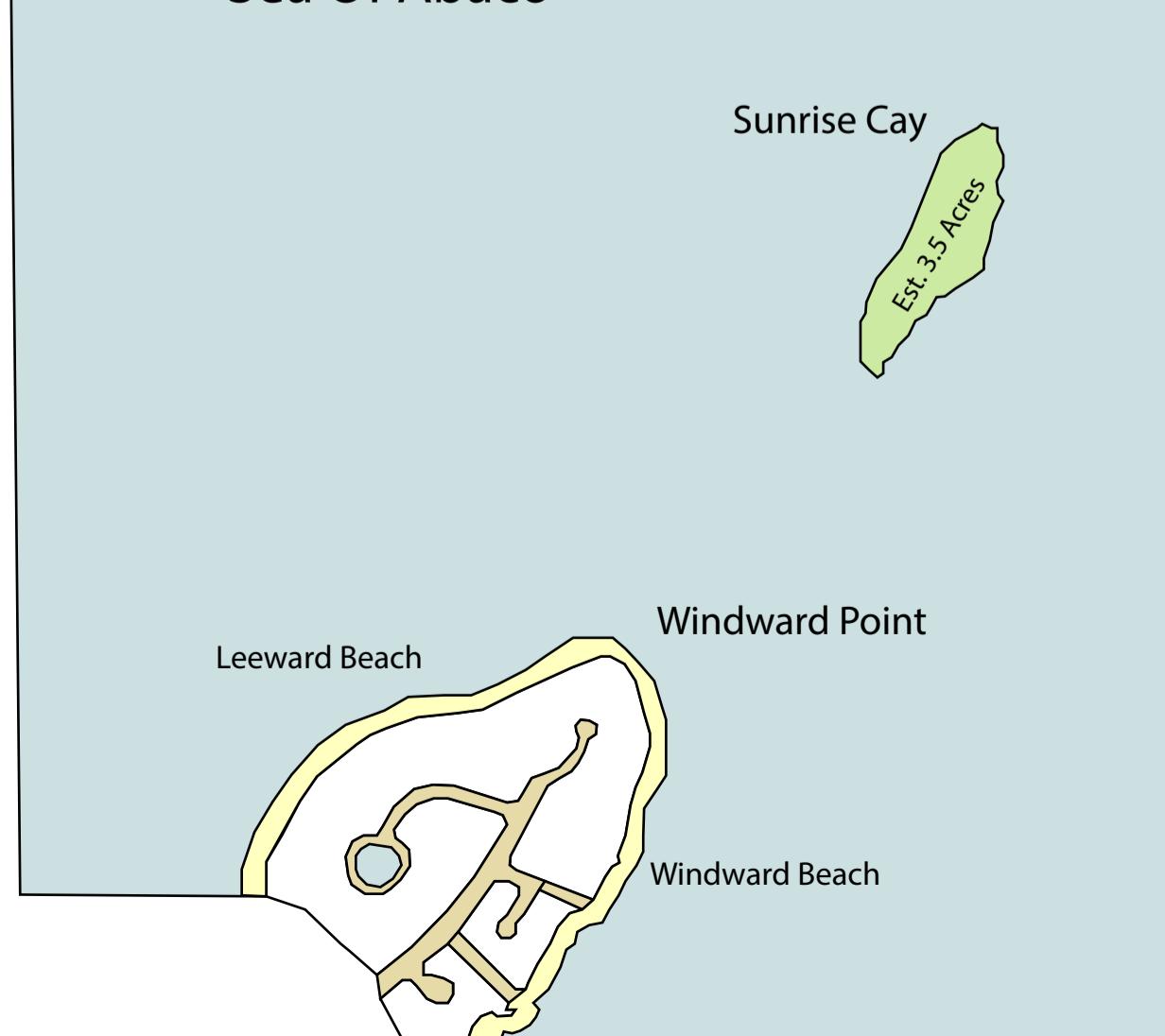
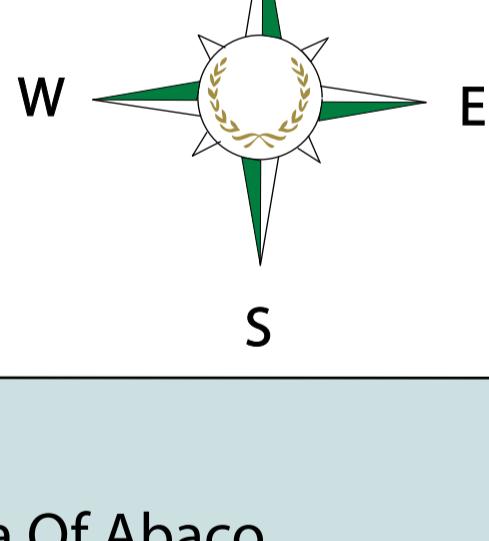
YouTube

Have you ever dreamed of owning your own private cay? If so, this is the perfect opportunity to fulfill your dream! Sunrise Cay is an approximately 3.5 acre private cay a short distance off of Windward Point within the prestigious resort community of Treasure Cay, Abaco, Bahamas.

The views from this sublime cay are absolutely stunning, boasting a full 360 degree panoramic view of the surrounding area. As the name suggests, watching the sun rise on this cay is absolutely breathtaking!

Furthermore, major cays and fishing spots are a short boat ride away, offering a unique advantage in location.

In addition, airlines offer direct flights from Florida to Treasure Cay International Airport, providing quick professional service onto the island of Abaco and the resort. Flights are also available through Leonard M. Thompson International Airport in Marsh Harbour, in addition to the private FBO located nearby.

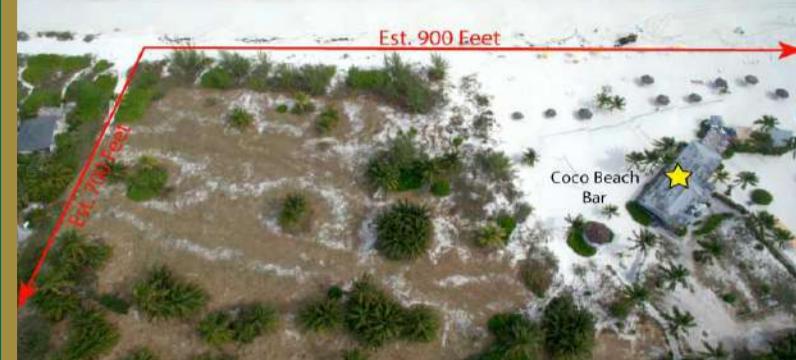




Abaco Estate Services

For Sale - \$7,500,000

Est. 14 Acre Beachfront Site - Hotel Zoned

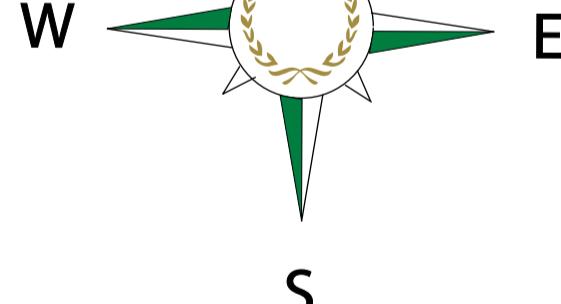


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Here is an investment opportunity of a lifetime! Now is your chance to purchase an estimated 14 acres of hotel zoned beachfront property in a priceless and treasured strategic location within the prestigious resort community of Treasure Cay, Abaco, Bahamas.

Boasting an estimated 900 feet of prime beach frontage with an estimated depth of 700 feet, this is an ideal location for the development of a hotel, not only due to size, but location as well. Directly located across from amenities such as the Treasure Cay Marina and Tipsy Bar and being steps away from the main shopping centres, and of course, the powdery white sands and iridescent turquoise water's unique to Treasure Cay Beach, a hotel built in this location is bound to generate revenue!

Furthermore, airlines offer direct flights from Florida to Treasure Cay International Airport, providing quick professional service onto the island of Abaco and the resort. Flights are also available through Leonard M. Thompson International Airport in Marsh Harbour, in addition to the private FBO located nearby.

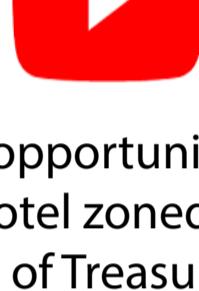
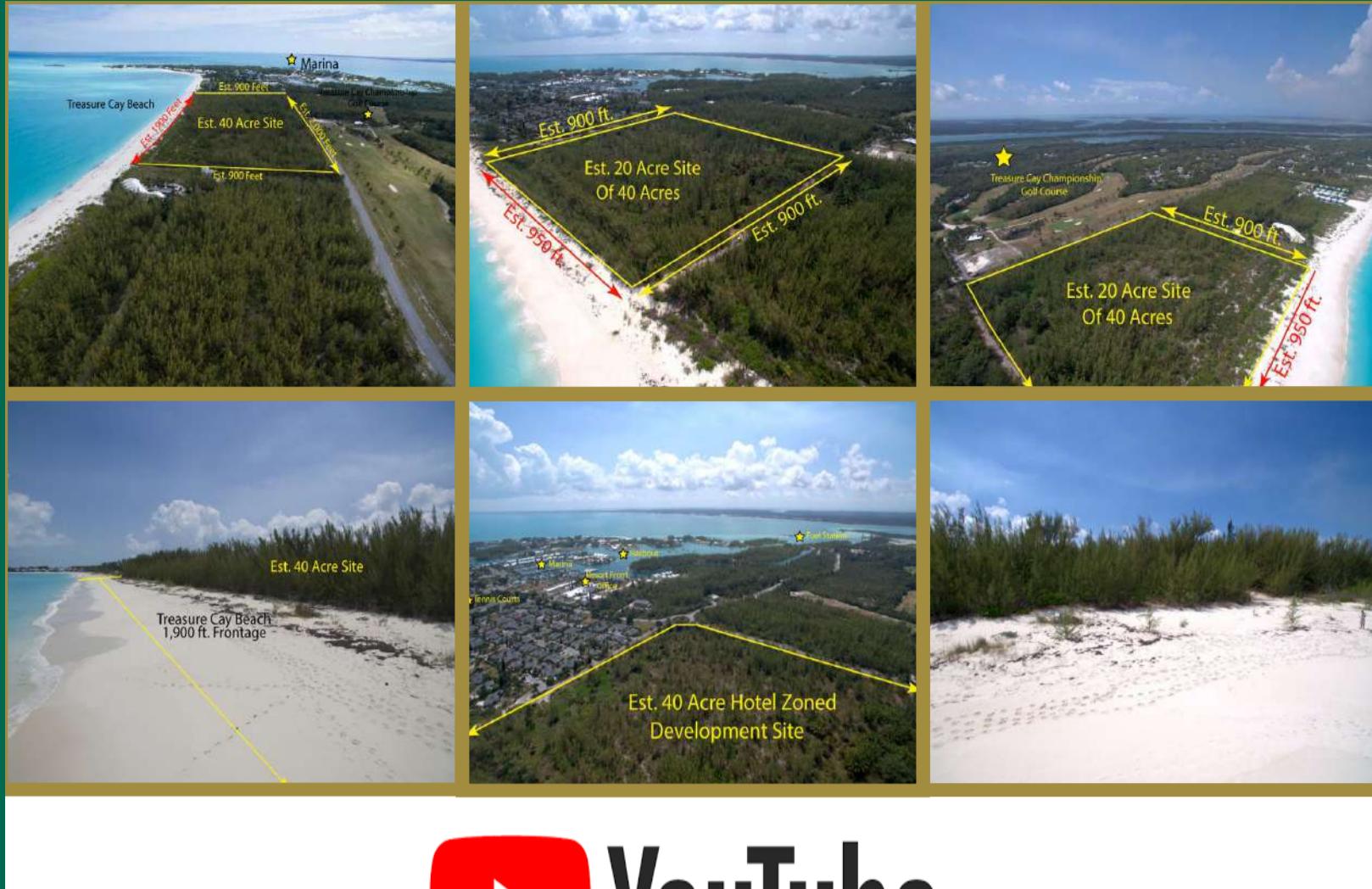




Abaco Estate Services

For Sale - \$14,500,000

Est. 40 Acre Beachfront Site - Hotel Zoned



YouTube

Here is an investment opportunity of a lifetime! Now is your chance to purchase 40 acres of hotel zoned beachfront property within the prestigious resort community of Treasure Cay, Abaco, Bahamas. This is an unprecedented opportunity for investment, as the property boasts 1,900 feet of powdery white beach frontage on the world renowned Treasure Cay Beach.

The property is hotel zoned, in addition to being positioned near all of the major amenities that Treasure Cay Resort offers, making this an ideal target for hotel investment purposes.

Furthermore, airlines offer direct flights from Florida to Treasure Cay International Airport, providing quick professional service onto the island of Abaco and the resort. Flights are also available through Leonard M. Thompson International Airport in Marsh Harbour, in addition to the private FBO located nearby.

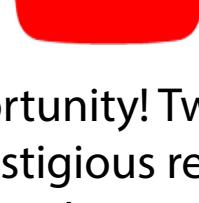
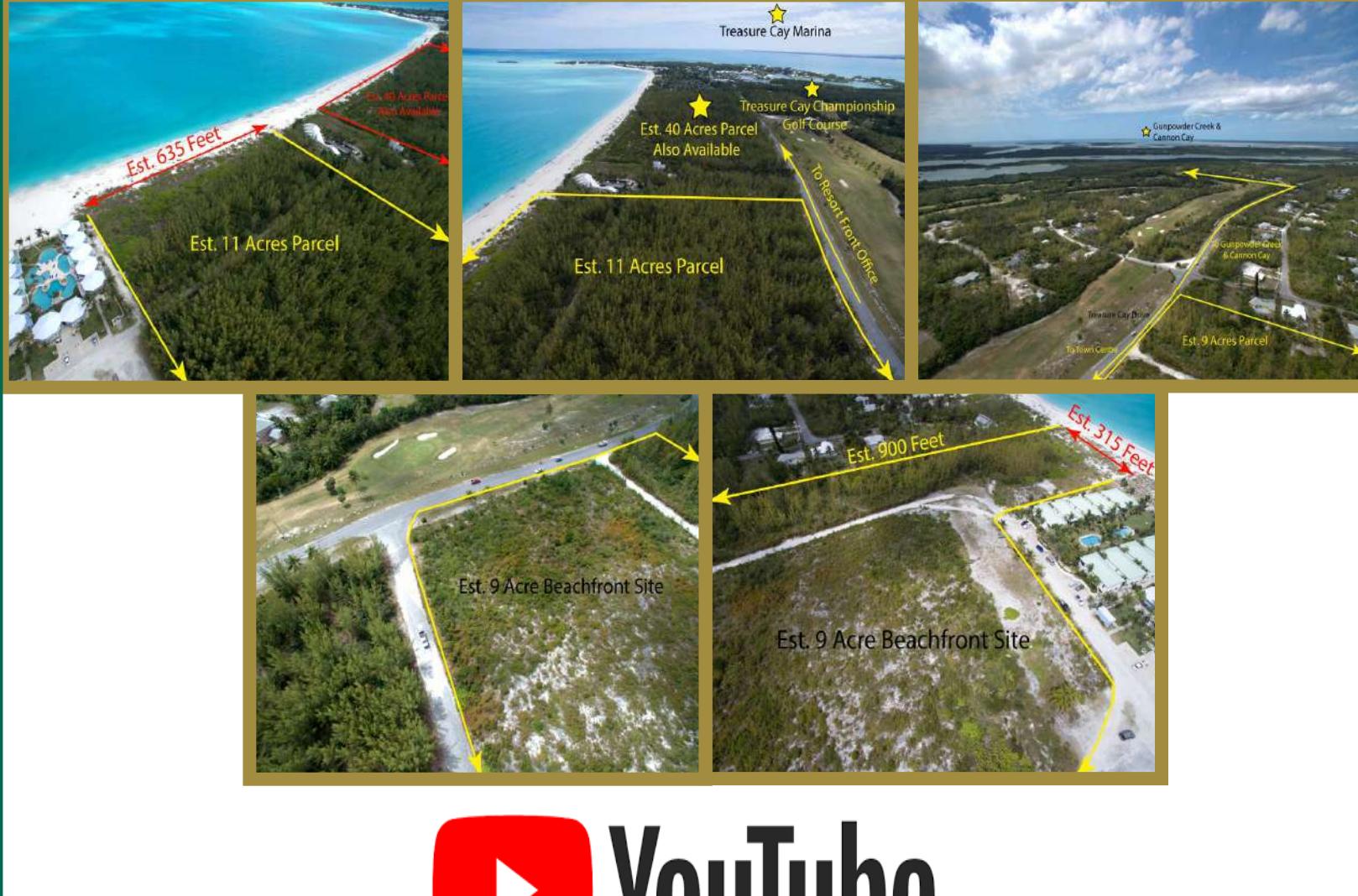




Abaco Estate Services

For Sale - \$8,000,000

Est. 9 & 11 Acres Site - Multi-Family Zoned



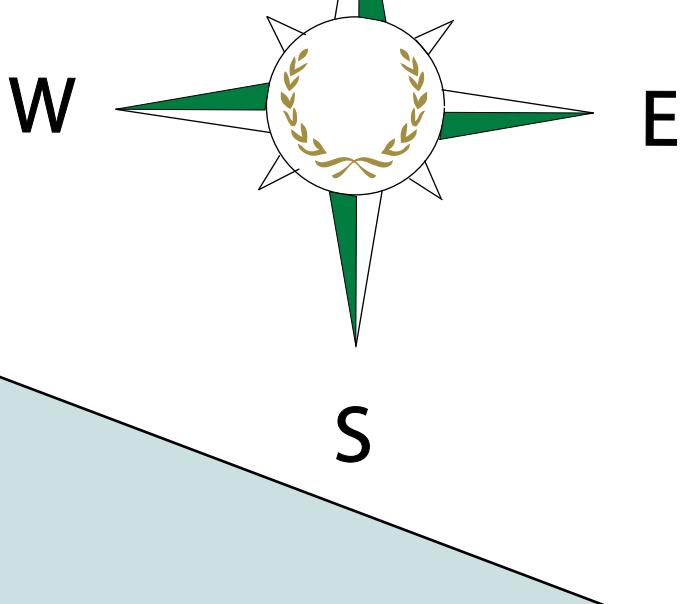
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A rare investment opportunity! Two multi-family development sites are now available within the prestigious resort community of Treasure Cay, Abaco, Bahamas. The two sites, 9 and 11 Acres in size, boast a combined approximate 950 feet of pristine powdery white sand beach footage on the world-renowned Treasure Cay Beach.

With the two sites being zoned multi-family, this offering represents a great potential source of revenue for a potential residential complex.

Furthermore, the strategic location of both sites being situated on Treasure Cay Beach makes this offering even more attractive, in addition to the fact that all of the major resort amenities are in close proximity.

In addition, airlines offer direct flights from Florida to Treasure Cay International Airport, providing quick professional service onto the island of Abaco and the resort. Flights are also available through Leonard M. Thompson International Airport in Marsh Harbour, in addition to the private FBO located nearby.





Abaco Estate Services

For Sale - \$5,000,000

Clipper Cay - Single-Family Zoned



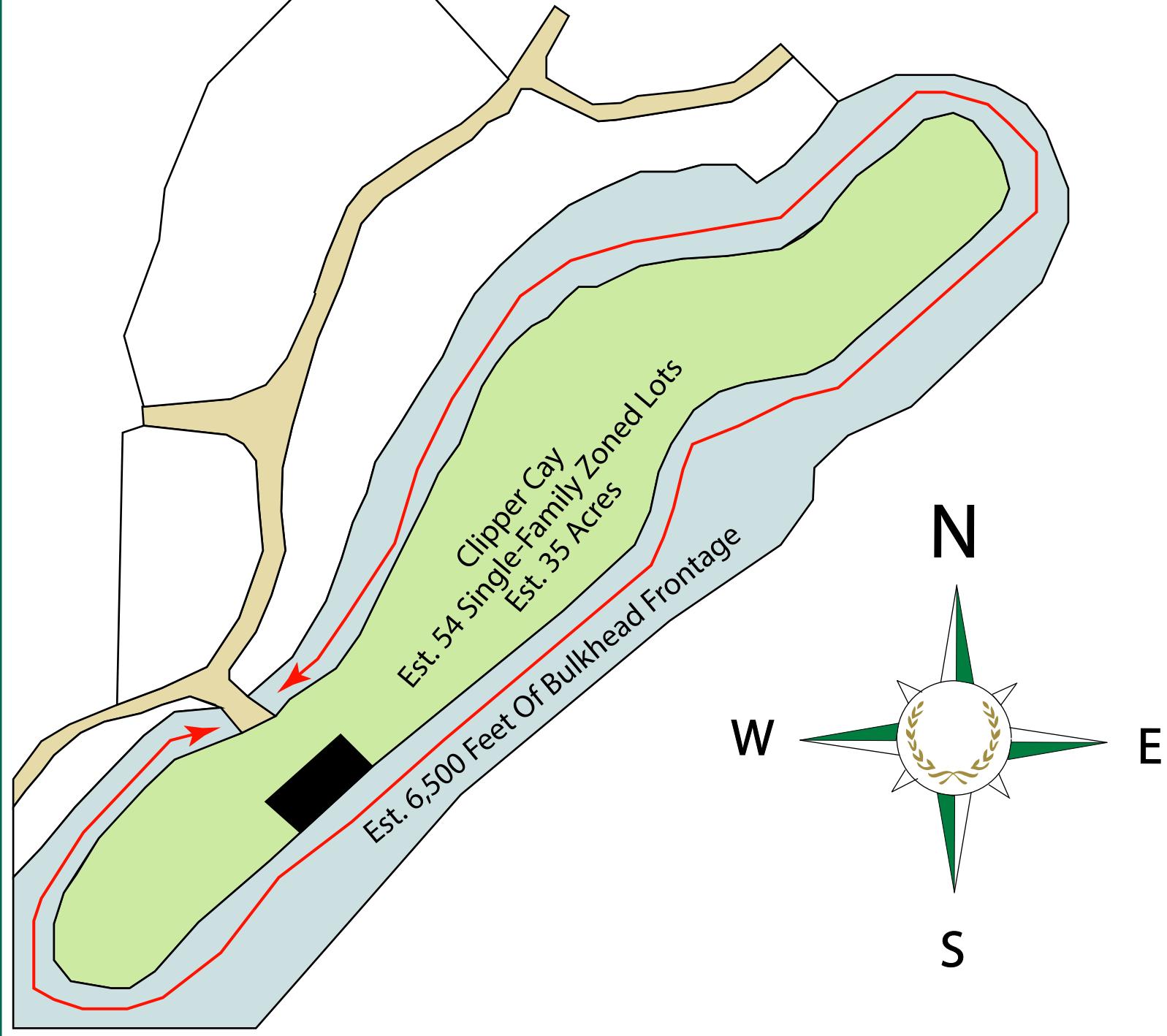
A wonderful opportunity for investment awaits with Clipper Cay! Boasting an estimated

35 acres of development property that offers an estimated 6,500 feet of bulkhead frontage on Treasure Cay Harbour, this is a strategically important location within the resort community of Treasure Cay, Abaco, Bahamas.

This location represents an ideal position for the construction of further dockage within the Treasure Cay community representing a large amount of deep water sheltered frontage within the safety of Treasure Cay Harbour. Furthermore, the area represents the only entrance for water vessels into the Treasure Cay Marina.

With approximately 35 acres of property, there is potential for an additional 54 single-family zoned residential lots to be created and marketed on the real estate market offering a great amount of sheltered water frontage, in addition to being in close proximity of all major resort amenities.

Furthermore, airlines offer direct flights from Florida to Treasure Cay International Airport, providing quick professional service onto the island of Abaco and the resort. Flights are also available through Leonard M. Thompson International Airport in Marsh Harbour, in addition to the private FBO located nearby.

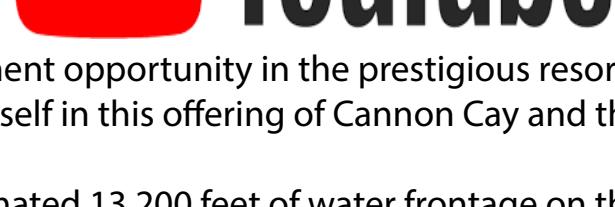




Abaco Estate Services

For Sale - \$13,000,000

Cannon Cay & Gunpowder Creek Waterway



Another wonderful investment opportunity in the prestigious resort community of Treasure Cay, Abaco, Bahamas presents itself in this offering of Cannon Cay and the Gunpowder Creek waterway.

Cannon Cay boasts an estimated 13,200 feet of water frontage on the Gunpowder Creek waterway, allowing for the creation of approximately 132 lots with 100 feet of water frontage each. These lots would be absolutely perfect for kayaking down the creek waterway! Furthermore, there are nearby bonefishing flats that can provide additional revenue through sportsfishing.

Cannon Cay boasts excellent topographical elevation throughout the length of the island, and with the newly dredged creek waterway, offers an extraordinary amount of protected water frontage. A boater's dream in the making!

Cannon Cay is a short drive away from the pristine powdery white sands and iridescent turquoise waters of Treasure Cay Beach, and is in close proximity to all of the major amenities offered by Treasure Cay Resort.

Furthermore, airlines offer direct flights from Florida to Treasure Cay International Airport, providing quick professional service onto the island of Abaco and the resort. Flights are also available through Leonard M. Thompson International Airport in Marsh Harbour, in addition to the private FBO located nearby.

