



ONE CARIBBEAN ESTATES

The Residences At Montage Cay, The Abacos, Bahamas

Bahamas

US\$ POA



Description

One Caribbean Estates proudly presents The Residences at Montage Cay. The property is a private island and our intention is to rank among the world's™ best hotels and restaurants. Some of the features and amenities are:

- 16 turnkey 3- and 4-bedroom Villas ranging in size from 3,726 sf to 5,100 sf under AC plus another approx 1,100 sf of covered exterior space, and pools, decks, landscaping, etc. Prices start in the low \$8MM range. Turnkey includes all furniture, fixtures, equipment, and art. Operational supplies such as dishes, towels, etc are also included—the homes are “toothbrush-ready”.
- 30 Estate lots with a variety of sizes, average 1½ acre, ranging in price \$4MM to \$7.2MM, and one “peninsula” lot for \$17.8MM. We have home designs for each lot. Home prices are typically \$1,250/sf under A/C, so total home plus lot prices are approx. \$10.5MM and up. Estate lot owners may also design and build their own home.
- A 48-slip marina with average slip size of 60 feet, some up to 100 feet. Use of the slips is via a 100-year membership program, with slips dedicated to each individual owner. When the club member's slip is vacant we offer a slip rental program with the homeowner receiving 65% of slip rental income.

All Villas and Estate lots are freehold single family homes, all are waterfront. Water frontages range from 110 linear feet to 1,200 linear feet. On-island amenities include:

- 39 all-suite hotel rooms, mostly waterfront
- 5 restaurants
- Spa Montage
- Paintbox, Montage's™ premier child care and education venue

- Tennis, pickle ball, padel tennis
- Many other amenities and activities

Of the 16 Villas, 11 are for sale and construction has started on 10. Of those 10, 6 are sold. These 11 are beachfront facing the sunset and the hotel, main pool, spa, fitness center, etc can all be reached via a beachfront walk or short golf cart ride.

Details

Bedrooms: **Property Type:** Villa, Luxury Home, Marina, Beachfront

Bathrooms: **Property Status:** For Sale

Features

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| ☑ Alfresco Dining | ☑ Beach Access | ☑ Marina |
| ☑ Fitness Centre | ☑ Close to Beaches | ☑ Close to Restaurants |
| ☑ Large Sun Deck | ☑ Assigned Parking | ☑ Covered Balcony |
| ☑ Beachfront Prime Location | ☑ Luxury Finishes | ☑ Large Terrace |
| ☑ Luxury Resort Amenities & Facilities | ☑ Private & Secluded | ☑ Garden Views |
| ☑ Exclusive Beach Service | ☑ Ocean Views | ☑ Excellent finishes |
| ☑ Extremely secure with access to a number of amenities onsite | ☑ Expansive outdoor living spaces | ☑ Luxury Interiors |
| ☑ Beachfront Marina | ☑ Covered Terrace | ☑ Great Location |
| ☑ Private Island Homes | | |

Gallery









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Leading REAL ESTATE
COMPANIES
OF THE WORLD™

LP LUXURY
PORTFOLIO
INTERNATIONAL®