



Land

Ask for price

335 889 m², Frozen and Alder Cays, Berry Islands, Bahamas



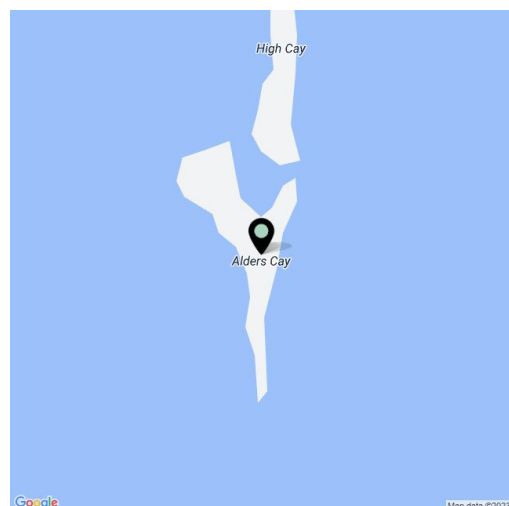


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Price per sq. m.	Ask for price
Total area	335 889 m²
Land type	Housing
Reference number	29972



Unparalleled offering of two tropical islands – Frozen Cay and Alder Cay – comprising 83+ acres and located just 35 miles northwest of Nassau, Bahamas. Accessible by private boat or seaplane, the islands are fringed with white powder beaches and turquoise waters, and offer hidden coves and pristine reefs. Cloaked with lush native vegetation, the islands are a natural bird sanctuary.

Frozen Cay features a spacious **6-bedroom, 6-bathroom guest residence** (4,145 sq. ft.), a large fully equipped kitchen, 2 walk-in pantries, a laundry room, office and extensive storage. All major rooms open to porches and terraces with **splendid seaside views**. The residence is adjacent to a **heated swimming pool**. The Island also includes a **manager's cottage** (806 sq. ft.), a **4-bedroom, 2-bathroom staff residence** (1,534 sq. ft.), and a **state-of-the-art marina**.

Alder Cay features a **5-acre protected lagoon, 2 docks, a duplex staff house** (1,008 sq. ft.) providing **two independent residences** with a total of 3-bedrooms and 2 bathrooms, and a fishing guide camp comprising **7 individual units**, a common living/dining hall, and a kitchen.

Each island is **self-sufficient and is serviced by full utility/communications systems**, service/support building including **2 diesel generators**, fuel tanks, freshwater production facilities and water cisterns. Superb swimming, water skiing, windsurfing and fishing.

This property is being sold by HG Christie Ltd. John Christie is the agent.