

COCONUT BAY

— LONG ISLAND, BAHAMAS —

WWW.COCONUTBAYBAHAMAS.COM

Whether you're in search of a permanent residence, a vacation home, or an investment opportunity in The Bahamas, Coconut Bay will exceed your expectations. With 700 islands spread across more than 100,000 square miles of sparkling ocean, there are plenty of stunning places to visit nearby. The islands in The Bahamas are a paradise for those seeking soft sandy beaches, crystal clear waters, and a warm, welcoming atmosphere.

ATLANTIC
OCEAN

373 miles from Miami to

COCONUT BAY
LONG ISLAND, BAHAMAS

373 MILES
80 MINUTE FLIGHT

FLORIDA

Vero Beach

Naples

Miami

Florida Keys

Nassau

Great
Exuma

Long
Island

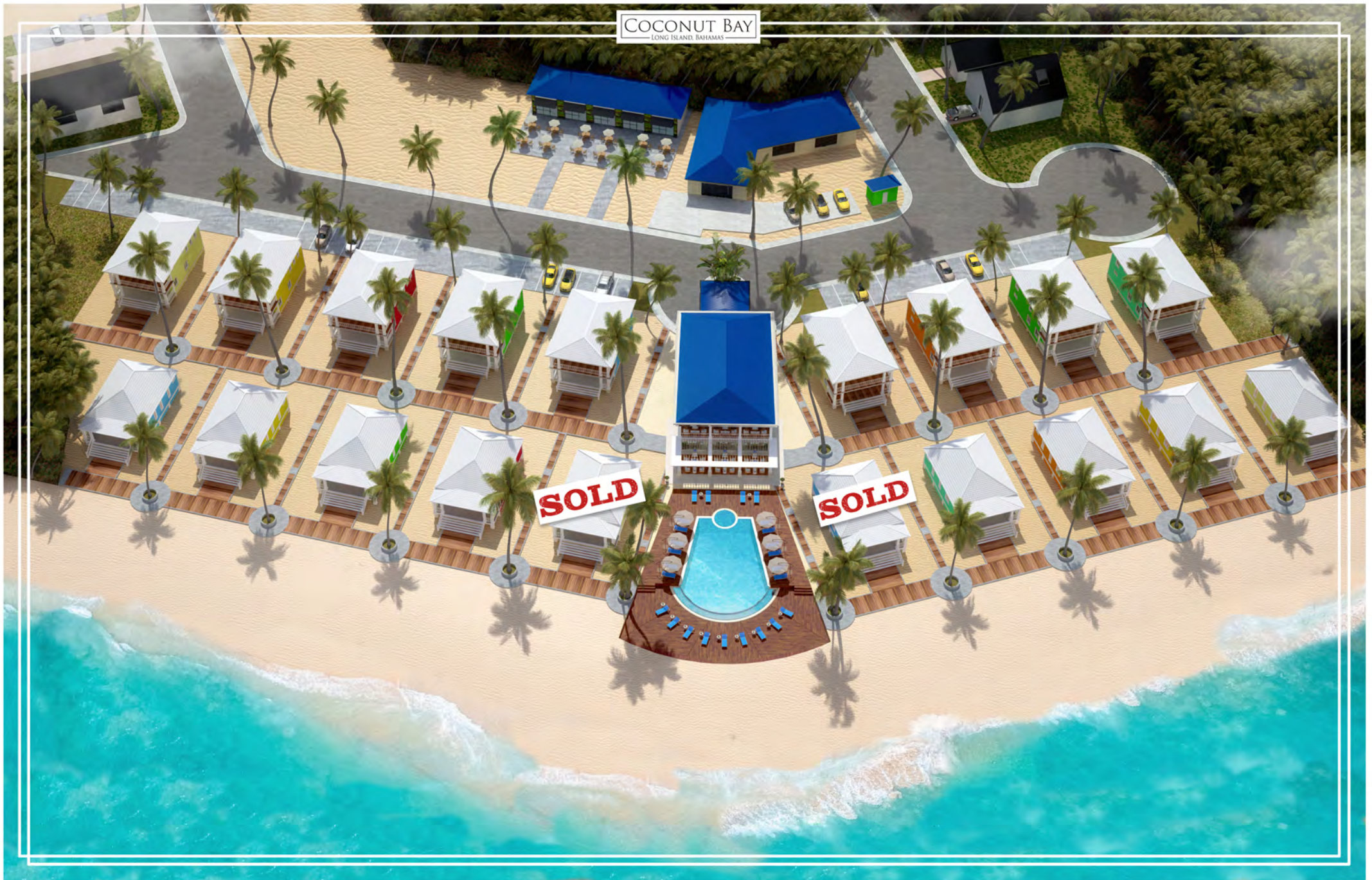
CUBA

Turks &
Caicos

CARIBBEAN SEA



COCONUT BAY
LONG ISLAND, BAHAMAS



You'll be welcomed by the breathtaking
ocean view, framed like art through our
double glass lobby doors.

COCONUT BAY
LONG ISLAND, BAHAMAS

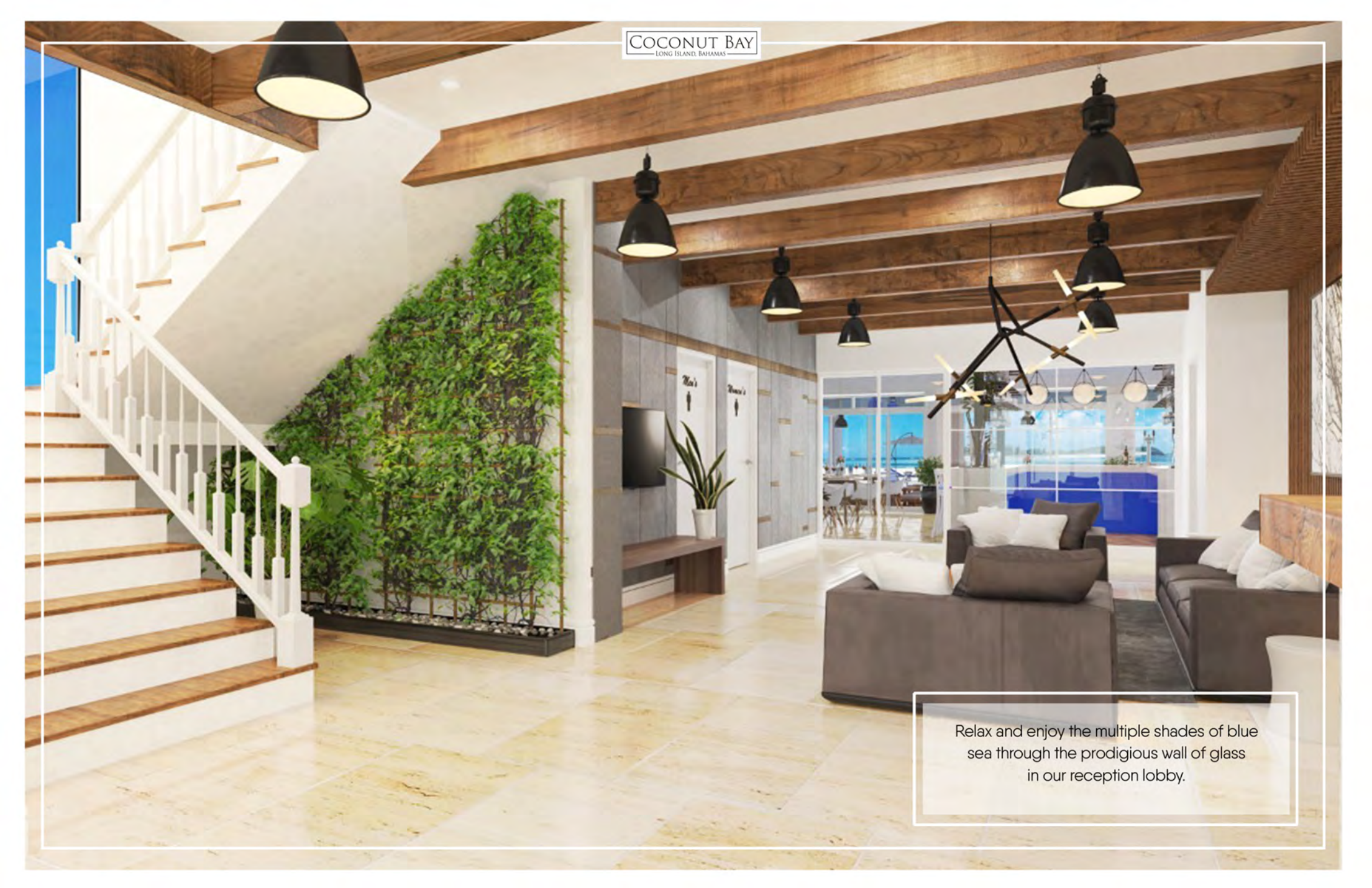
The Cabana

RESTAURANT • LOBBY • BAR

The Cabana will be Coconut Bay's Center piece of the resort. The upper level will feature enclosed fine dining and cocktail lounge. The lower level will be our lobby and check in area, a sundries shop, Del Frisco cafe bar, overlooking our infinity pool.

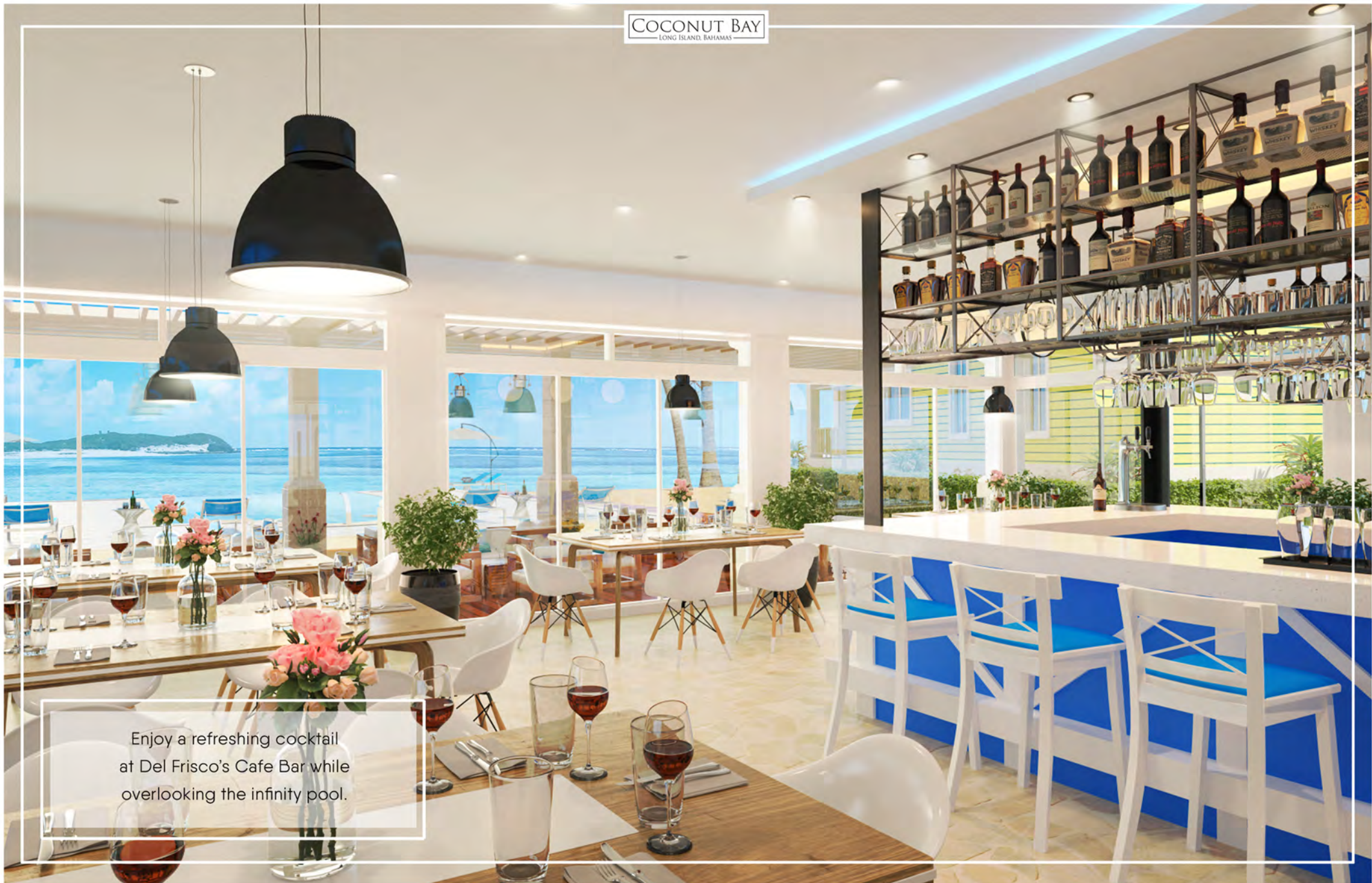
Upon entering the lobby, you'll be greeted by a stylish mix of modern & traditional Bahamian colors & design throughout.

COCONUT BAY
LONG ISLAND, BAHAMAS



Relax and enjoy the multiple shades of blue sea through the prodigious wall of glass in our reception lobby.

Enjoy a refreshing cocktail
at Del Frisco's Cafe Bar while
overlooking the infinity pool.

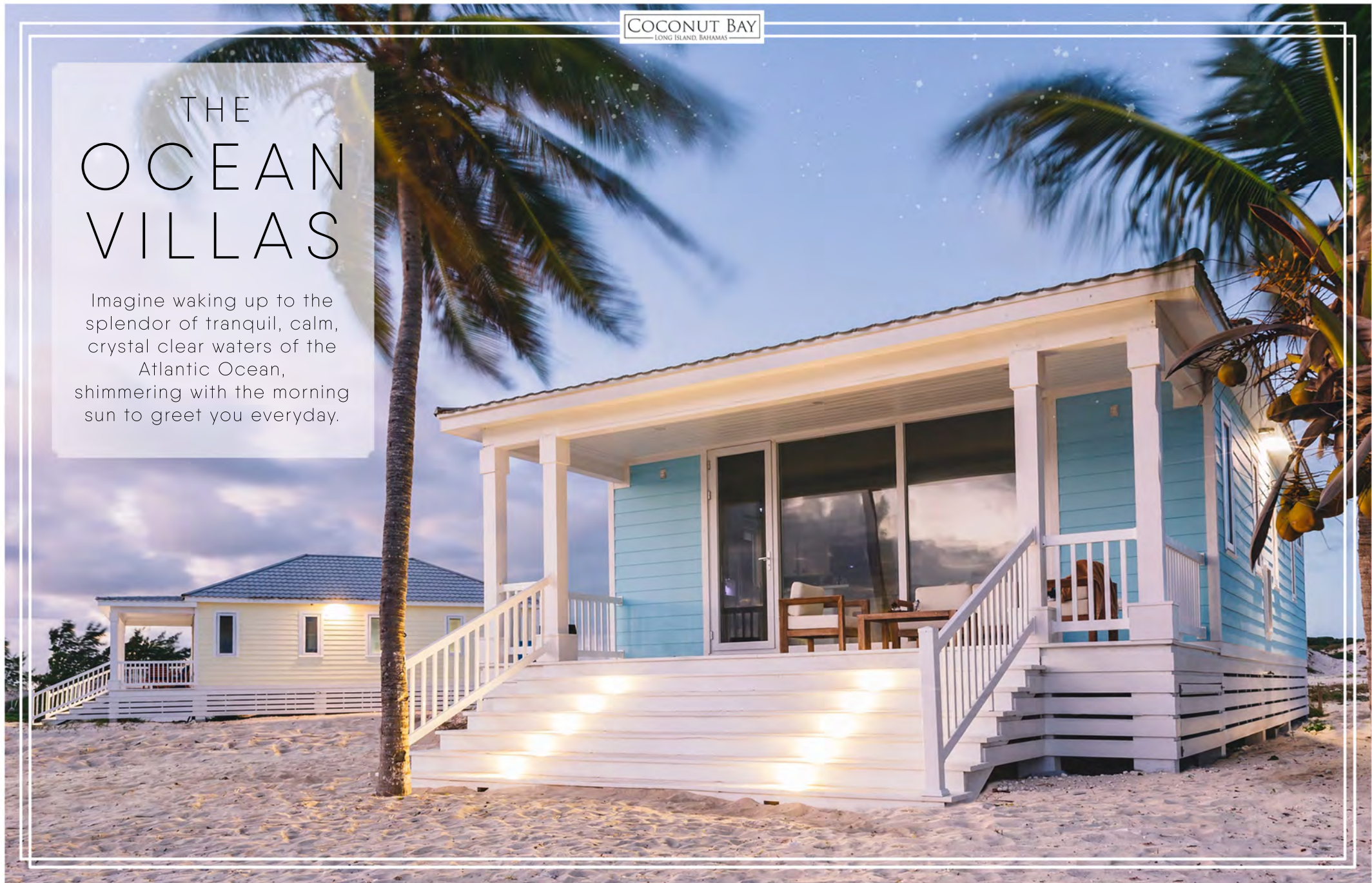


Unwind with the mesmerizing and tranquil view of the shimmering infinity pool, backdropd by the beautiful ocean.

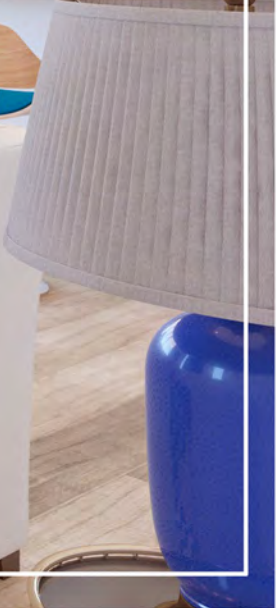
Enjoy fresh caught seafood
on the outdoor covered patio of
Del Fresco's Cafe Bar.

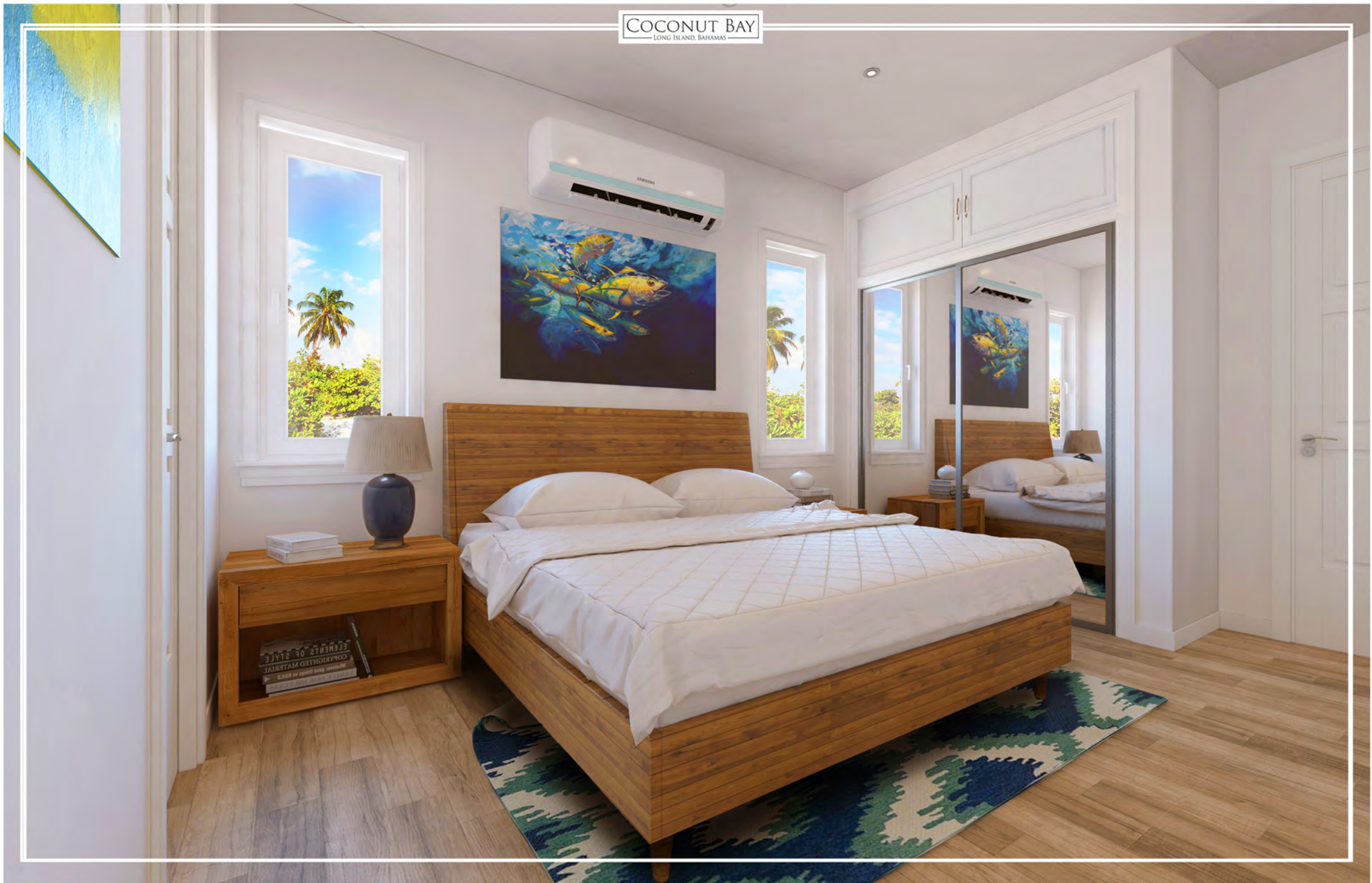
THE OCEAN VILLAS

Imagine waking up to the
splendor of tranquil, calm,
crystal clear waters of the
Atlantic Ocean,
shimmering with the morning
sun to greet you everyday.



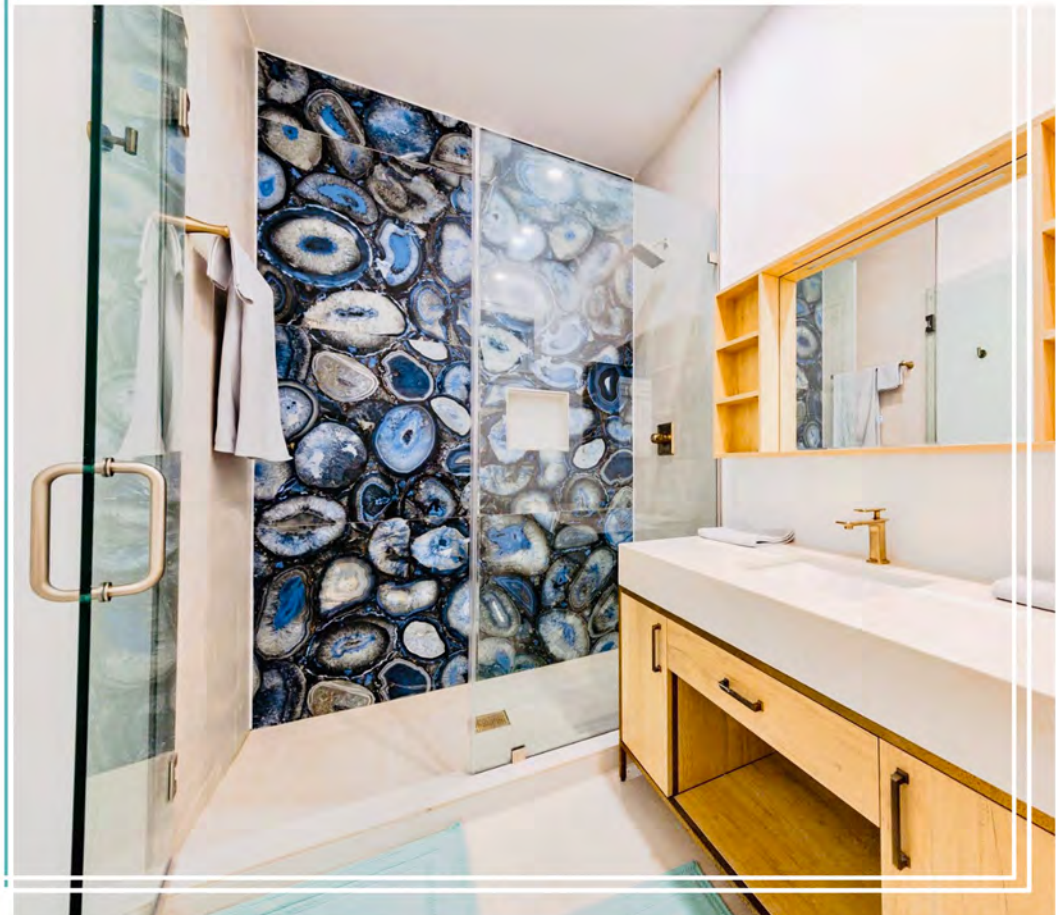
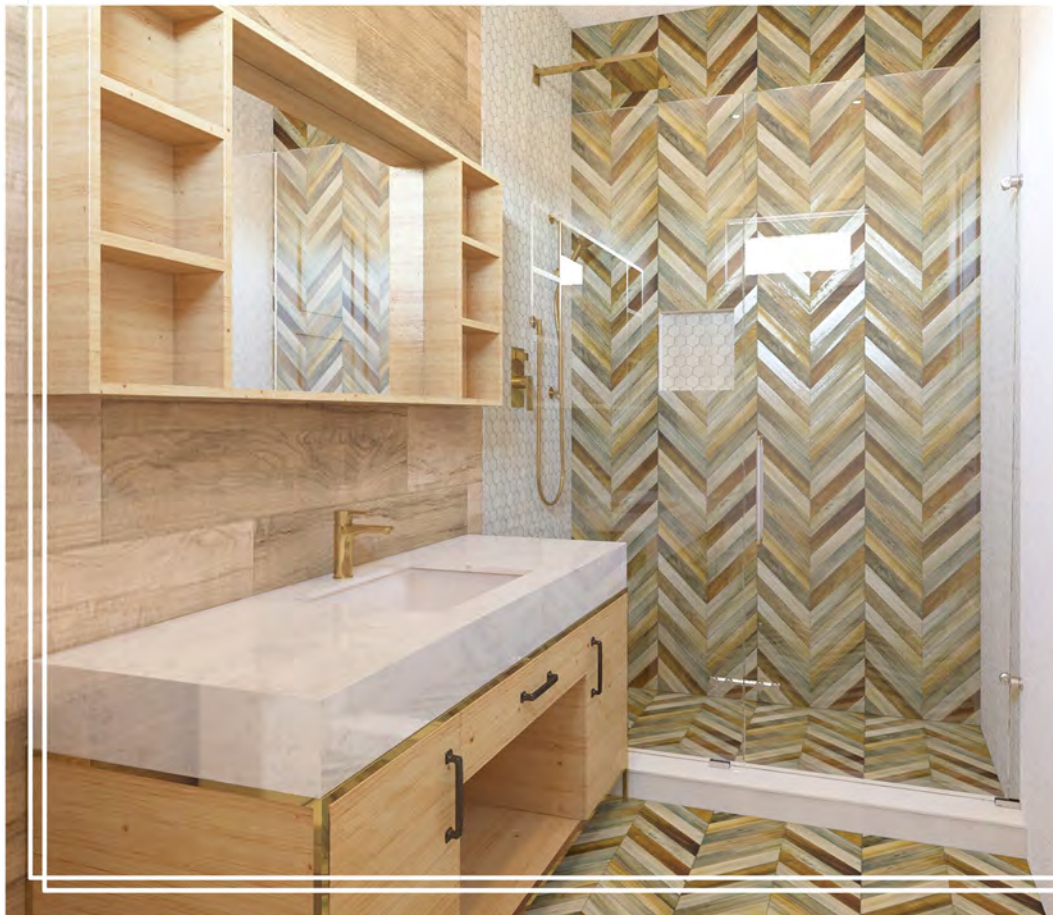






THE OCEANFRONT VILLAS

Buyers will have multiple bathroom design package options to choose from



3D rendering of a modern house with a wooden deck and stairs. The interior layout includes a living area, dining area, kitchen, two bedrooms, and a bathroom. Dimensions are provided for various sections:

- Overall width: 13' 4"
- Overall depth: 26' 0"
- Living area width: 13' 4"
- Living area depth: 14' 4"
- Dining area width: 9' 10"
- Kitchen width: 4' 10"
- Bedroom 1 width: 13' 4"
- Bedroom 1 depth: 13' 0"
- Bedroom 2 width: 9' 10"
- Bedroom 2 depth: 9' 4"
- Bathroom width: 5' 8"
- Stairs width: 11' 0"
- Stairs depth: 8' 0"

\$ 165,000 – Day 1
Upon Signing of Contract
Begin Foundation & Framing

\$ 165,000 – Day 36
Electrical, Plumbing, & Material

\$ 165,000 – Day 71
Exterior, Windows, Flooring,
Drywall & Roof

\$ 165,000 – Day 101
A/C, Carpentry, Furniture, Paint

\$ 165,000 – Day 131
Receive Keys to Villa

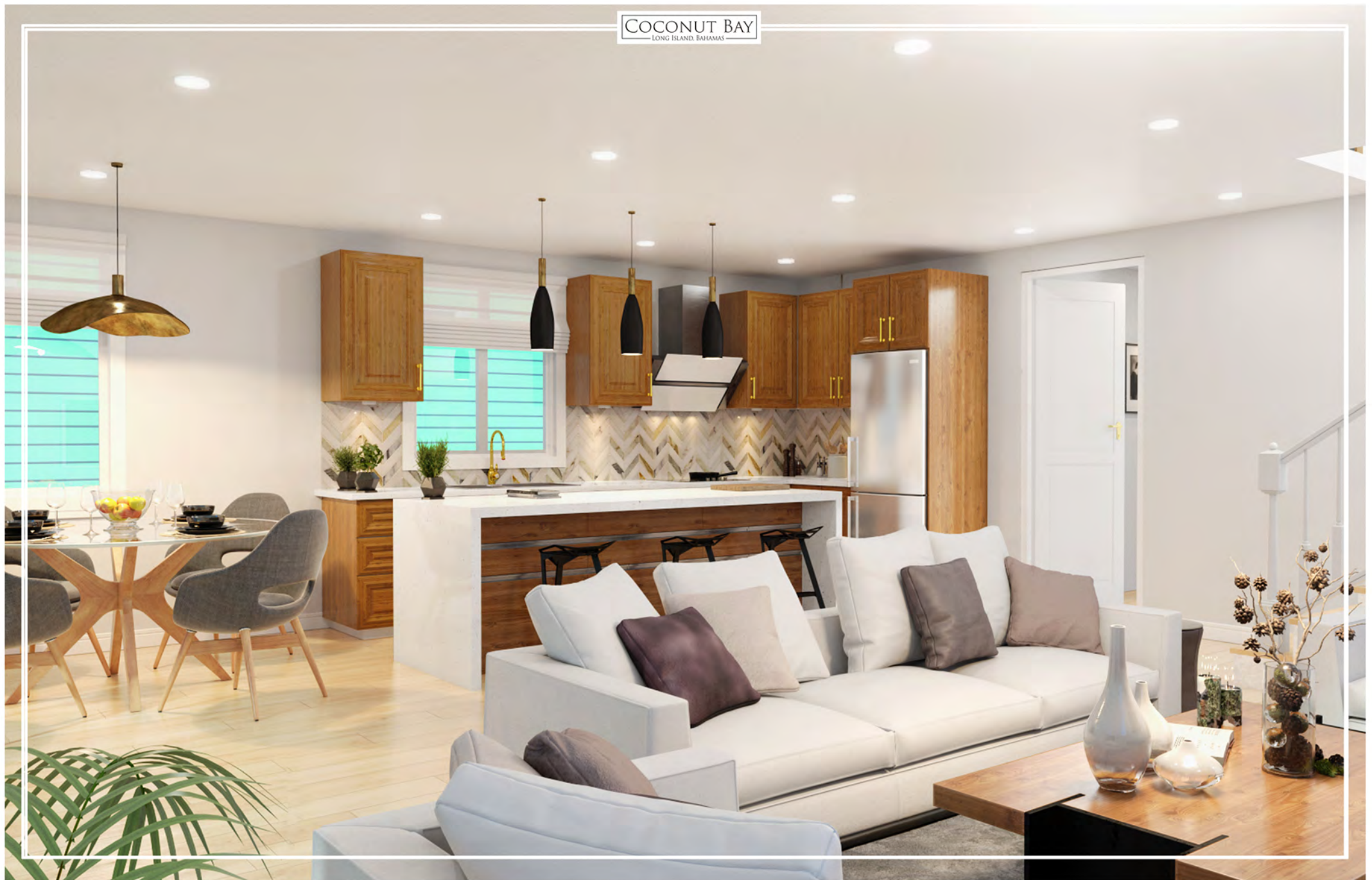
Payments are Due On the Day
Indicated for Each Phase

COCONUT BAY
LONG ISLAND, BAHAMAS

THE GRAND VILLAS

The starlit evenings of Long Island, Bahamas will leave an everlasting impression

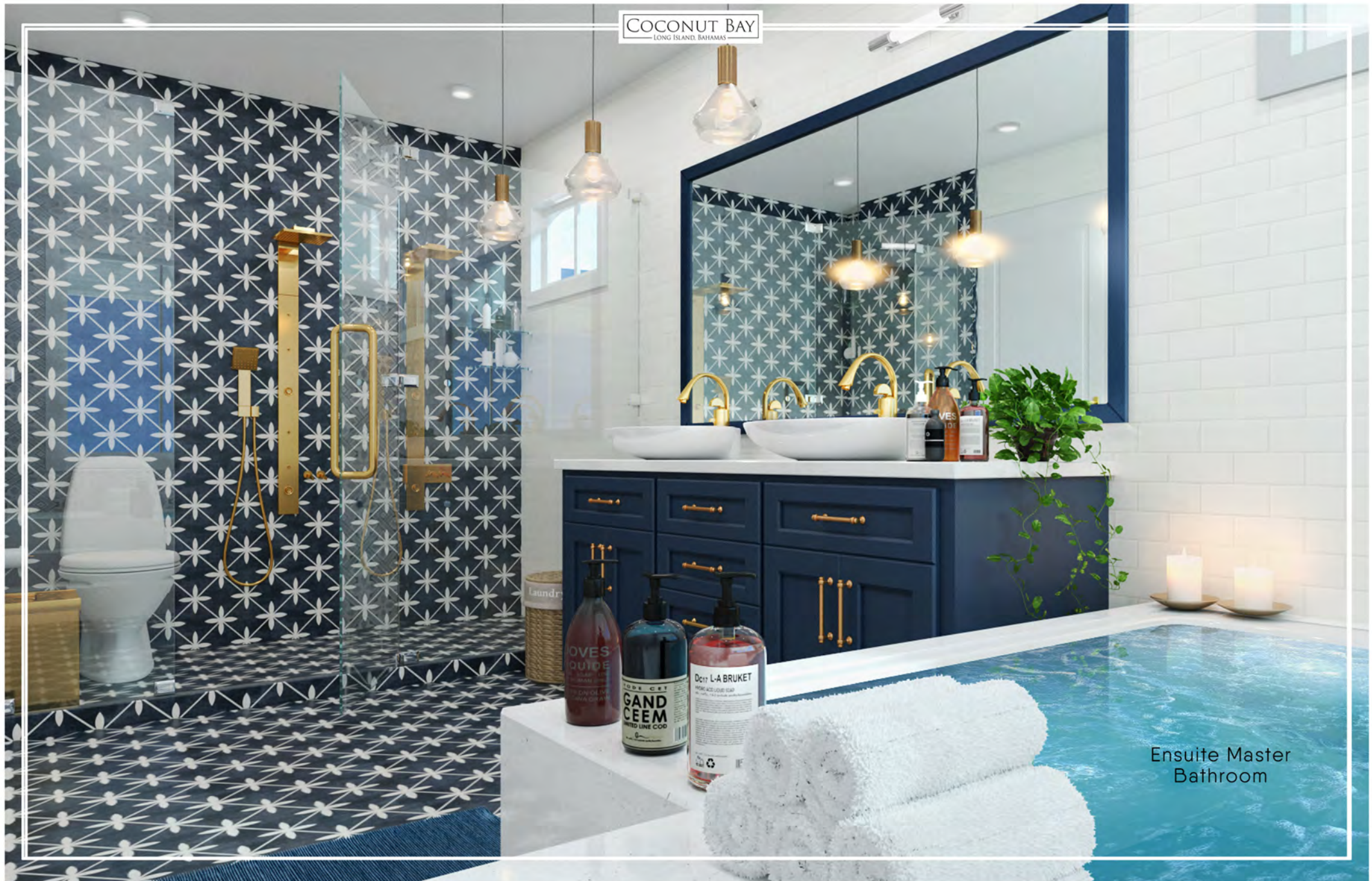




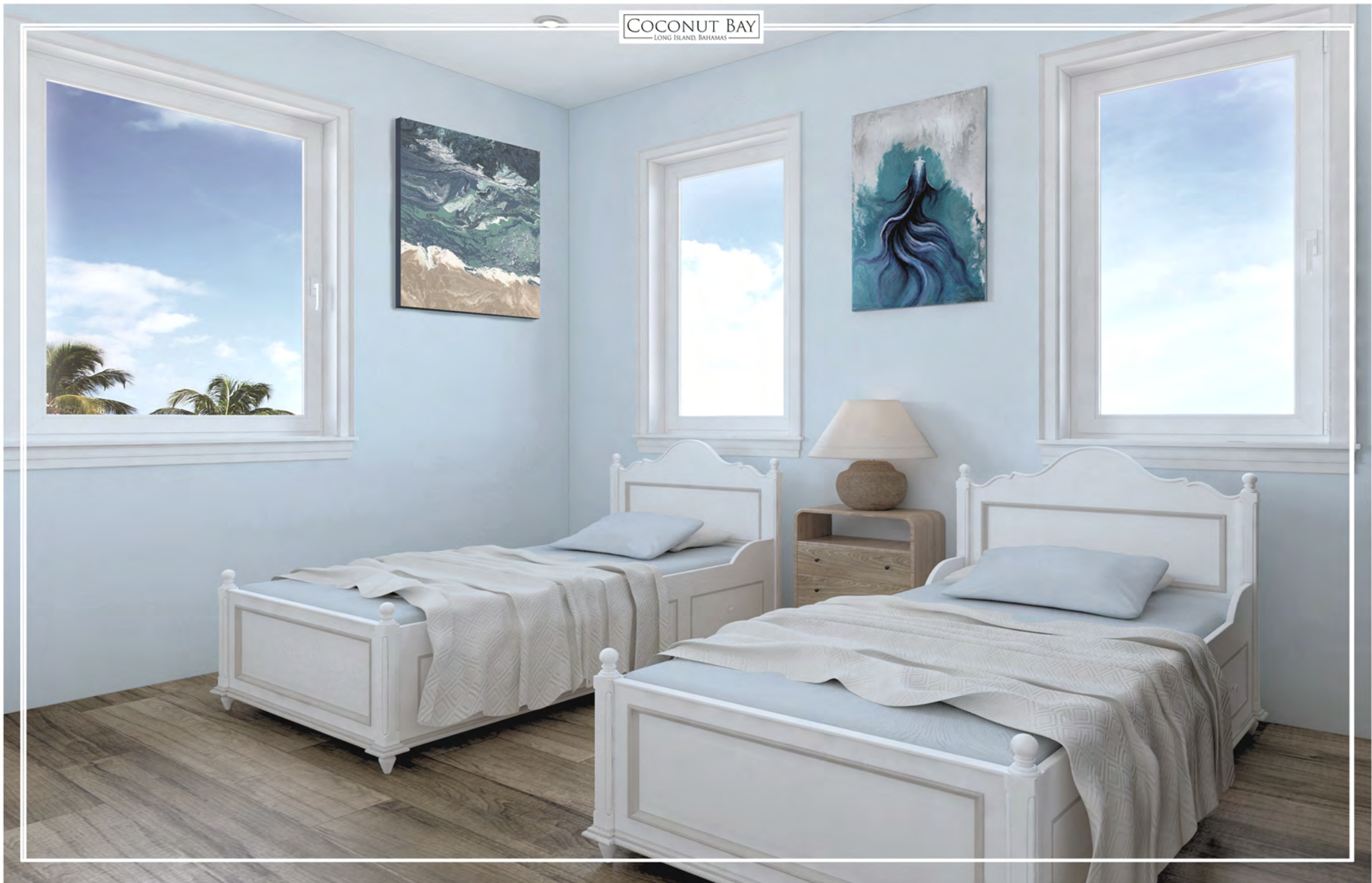


Master Bedroom
of the Grand Villa





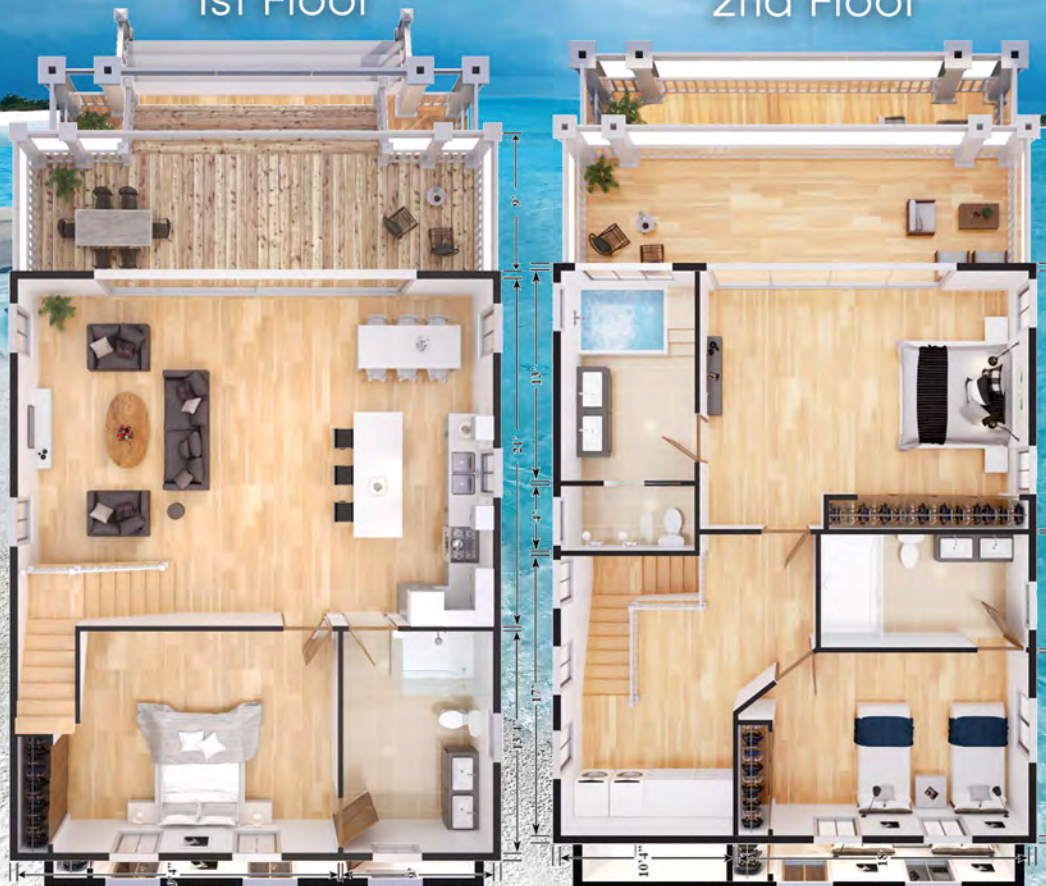
Ensuite Master
Bathroom



THE GRAND VILLAS

1st Floor

2nd Floor



2700 Sqft 3 Bedroom - 3 Ensuite Bathrooms

PURCHASE OPTIONS

CASH BUYOUT OPTION

Sale Price
\$1,280,000
Save \$100,000

DEVELOPER FINANCING

Purchase Price
\$1,380,000
\$450,000 Down Payment
\$930,000 Financed
180 Months
3.9% Interest Rate
\$6,832 Monthly Payment
No Pre-Payment Penalty

BUILD AS YOU GO

Purchase Price
\$1,320,000

\$264,000 - Day 1
Upon Signing of Contract
Begin Foundation & Framing
\$264,000 - Day 36
Electrical, Plumbing, & Material
\$264,000 - Day 71
Exterior, Windows, Flooring,
Drywall & Roof
\$264,000 - Day 101
A/C, Carpentry, Furniture, Paint
\$264,000 - Day 131
Receive Keys to Villa
Payments are Due On the Day
Indicated for Each Phase

OWNER'S RENTAL INCOME PROGRAM

The Ocean Villas

Price \$648k - 2 Bed/2 Bath

Villa will rent for \$479 a night
At 70% Monthly Occupancy = 21 Days*
\$479 a night x 21 days = \$10,059
\$10,059 less \$906 (HOA Fees)
= \$9,153 Potential monthly income

50% to Owner = \$4,576 Villa Revenue
45% to Management = \$4,118
5% Owner Fund = \$458

The Grand Villas

Price \$1.28M - 3 Bed/3 Bath

Villa will rent for \$845 a night
At 70% Monthly Occupancy = 21 Days*
\$845 a night x 21 days = \$17,745
\$17,745 less \$1200 (HOA Fees)
= \$16,545 Potential monthly income

50% to Owner = \$8,272 Villa Revenue
45% to Management = \$7,445
5% Owner Fund = \$828

*Based on Long Island, Bahamas Tourism Authority - the average occupancy in Long Island resorts is 70%
These calculations are based on 70% occupancy.

HOME OWNERS ASSOCIATION

- Water & Electric
- Pool Maintenance
- Pest Control
- House Keeping
- Toiletry Supply
- Roads and Parking
- Beach Landscaping
- Security & Monitoring
- Trash Removal
- Hurricane Preparedness
- Accounting Fees
- Communications Infrastructure
- Common Area Maintenance

Ocean Villas \$906

Grand Villas \$1200

World Famous • Dean's hole
Long Island, Bahamas



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LONG ISLAND, BAHAMAS

1-800-886-1744
CoconutBayBahamas.com