

# THE BAHAMAS

A Welcome and Relocation Guide



## Quick Facts About the Bahamas

### DEMOGRAPHICS

The Bahamas is a chain of 700 islands and cays, approximately 30 of which are inhabited. The population is estimated to be slightly more than 300,000 people, most of whom reside on New Providence, Grand Bahama, Abaco and Eleuthera Islands. The Bahamian archipelago begins about 50 miles off the coast of Florida and stretches for 550 miles to the Southeast. The Bahamas is an independent, English-speaking country with an adult literacy rate among the best in the world (95%).

### INFRASTRUCTURE

The Bahamas has comprehensive and modern infrastructure, with electricity and water in abundant

supply. Telecommunications services and facilities in the Bahamas are state-of-the-art, with direct international links provided through a 100% digital switching system.

### MAIN ISLANDS

New Providence (pop. 241,200); Grand Bahama (pop. 61,300); Abaco (pop. 17,224); Eleuthera (pop. 11,165); Exuma (pop. 7,314); Andros (pop. 8,000).

### CURRENCY

The official currency of the Bahamas is the Bahamian dollar. The Bahamian dollar is equal in value to the U.S. dollar, and the two are used interchangeably throughout the islands.

Only

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## Quick Facts About the Bahamas (continued)

### GOVERNMENT

The Bahamas has an extremely stable and pro-business Government, with the longest running uninterrupted democracy in the Western Hemisphere (over 280 years). On July 10, 1973, The Bahamas gained its independence from Great Britain and remains a fully democratic nation, governed by its own Parliament and Constitution. The Constitution of the Bahamas proclaims the islands as a sovereign democratic state, sets forth requirements for citizenship and guarantees fundamental human rights. The Bahamas retains its ties with the Commonwealth of Nations (formerly the British Commonwealth) and also retains the British monarch as its figurative head of state.

### BANKING IN THE BAHAMAS

The following banks are have branches throughout the country:

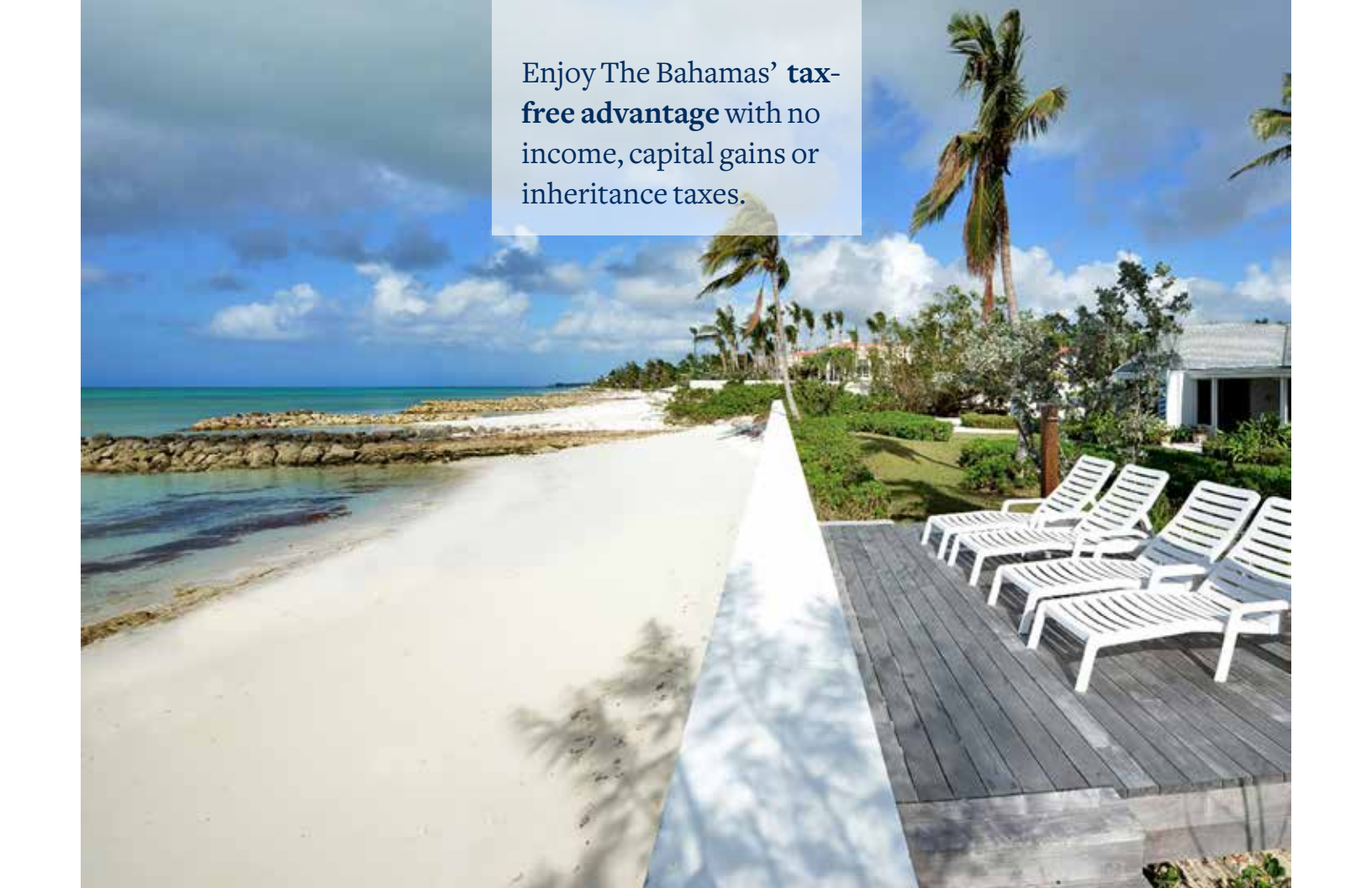


**RBC**  
Royal Bank



**BOB**  
Bank of Solutions.





Enjoy The Bahamas' **tax-free advantage** with no income, capital gains or inheritance taxes.

## Buying Ownership & Real Estate Costs

- 10% VAT on all real estate transactions valued at \$100,000 or more.
- 2.5% VAT applicable on all property transactions valued at \$100,000 or less.

The usual practice in the Bahamas is for the tax to be shared equally between buyer and seller unless otherwise agreed upon.

A 12% Value Added Tax (VAT ) is charged on real estate services, including appraisals, legal work, commissions and insurance.

Laws and policies are subject to change.

### LEGAL FEES

Both buyer and seller need legal representation by a

Bahamian attorney.

### BAHAMAS REAL ESTATE COMMISSIONS

- Developed property: 6%
- Undeveloped property (vacant land): 10%

### ANNUAL REAL PROPERTY TAX RATES

The rates of tax on real property are as follows:

In respect of owner-occupied property

- The first \$250,000 of market value is tax exempt
- More than \$250,000 and not exceeding \$500,000 of market value is 0.625%
- More than \$500,000 and not exceeding \$5,000,000 of market value is 1 %

Only



## Buying Ownership & Real Estate Costs (continued)

- More than \$5,000,000 of market value is 1/2%

In respect of unimproved property: (other than unimproved property exempt by virtue of Section 39 of the Real Property Tax Act)

- First \$7,000 of market value is \$100
- More than \$7,000 of market value 2%

In respect of any other property:

- First \$500,000 of market value is 1%
- More than \$500,000 of market value is 2%

### EXEMPTIONS

- Property owned by Bahamians and situated in the Family Islands is exempt from property tax.

Property approved as commercial farm land (by the Minister of Agriculture and Marine Resources, and the Minister of Finance) may be eligible for property tax exemptions.

- Unimproved property owned by Bahamians, meaning property without physical additions or alterations, or any works benefitting the land which have not increased the market value thereof by \$5,000 or more;
- Places of religious worship; school buildings and their gardens and playing areas;
- Property owned by foreign governments;
- Property owned by foreign nations used for consular offices or residences of consular officials and employees;

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Overseas persons investing in a **residence valued at \$750,000 and over**, may apply to the Department of Immigration for Permanent Residency status.



## Buying Ownership & Real Estate Costs (continued)

- Property used exclusively for charitable or public service from which no profit is derived.

### ANNUAL HOMEOWNERS RESIDENCE CARD

Available to any homeowner in The Bahamas. Obtained from the Director of Immigration, it allows the permit holder, and family, to enter and remain in The Bahamas for the period of the permit.

### SHIPPING FURNITURE AND HOUSEHOLD ITEMS

Easily handled by a shipping or airfreight company which makes moving and decoration quite easy. A detailed inventory of items with approximate value is needed and we suggest using local customs prior to clearing your items.


### FINANCING

Local banks offer BSD\$ and US\$ mortgages to finance the purchase of a home or property in The Bahamas.

### BAHAMAS GOVERNMENT VALUE ADDED TAX (VAT)

As of July 1, 2018 the Bahamas Government has imposed a 12% Value Added Tax (VAT) on all products and services in The Bahamas.

————— Only —————



Accelerated consideration for **Permanent Residence** is offered to purchasers of residence (homes or condos) of **\$1,500,000 or more**.

## Permanent Residency in the Bahamas

Overseas persons investing in a residence valued at \$750,000 and over, may apply to the Department of Immigration for Permanent Residency status. Holding a Permanent Residency certificate can lead to significant tax advantages in your home country. Accelerated Consideration for a Permanent Residence certificate is offered to purchasers of residence (homes or condos) of \$1,500,000 or more.

Damianos Sotheby's International Realty specializes in assisting international clients seeking Permanent Residency status in The Bahamas through the purchase of Bahamian real estate. The Bahamas has a streamlined process for granting Economic Permanent Residency (EPR) for individuals seeking to relocate permanently or invest in the Bahamas.

- Persons with Permanent Residence are for all

intents and purposes treated like Bahamians, except for the right to vote.

- Acceleration of the Permanent Residence application is available.
- Permanent Residence allows the holder to pass freely through Immigration. There are no limitations on the length of stay.
- Additional categories include “Annual Residence” which may be renewed each year, and the “Homeowner’s Resident Card” which does not confer permanent residency privileges, but does permit the holder to move freely through Immigration at any port of entry.
- U.S. Customs and Border Protection (CBP) air Preclearance are conducted at the Nassau and

Only



## Permanent Residency in the Bahamas (continued)

Freeport Grand Bahama international airports. Through Preclearance, CBP Officers conduct immigration, customs, and agriculture inspections before you leave the Bahamas. No further processing is needed upon arrival in the United States.

The Bahamas has a long history of attracting wealthy individuals to invest and relocate permanently to this beautiful archipelago. The Bahamas has carved out a specialized niche as a leading offshore financial centre, largely favoured by European, Canadian and South American clients and institutions.

Recognized for its 80-plus years of experience in international financial services, The Bahamas enjoys a stable political environment and a service-based economy that caters to the business and financial needs of international investors, and a lifestyle

that seamlessly blends modern amenities within a tropical ambience. Both government and private business maintain levels of oversight that make The Bahamas one of the best-regulated jurisdictions in the world.

Overseas persons investing in a residence valued at \$750,000 and over, may apply to the Department of Immigration for Permanent Residency status. Holding a Permanent Residency certificate can lead to significant tax advantages in your home country. Accelerated Consideration for a Permanent Residence certificate is offered to purchasers of residence (homes or condos) of \$1,500,000 or more.

Only



## Lyford Cay

### Average Price Range:

\$3M to \$40M

### Lifestyle:

Luxury Living



# Lyford Cay

Considered one of the world's wealthiest and most exclusive neighborhoods, Lyford Cay is an ultra private, gated community featuring an exclusive club with its own security service that caters to a diverse cross section of prominent social and business leaders from around the world. Encompassing an 18-hole golf course, championship tennis facility, marina, and world-class restaurants, the Club also has guestrooms and meeting facilities available to members. Likened to "playing golf in a magnificent tropical garden," the ultra-exclusive Lyford Cay Club was built in the late 1950s, refurbished in 2006 and today remains one of the world's most elite golf courses. Restricted to members and guests, the 18-hole golf course is surrounded by mature native trees and spectacular stately homes. The community is also home to Lyford Cay International School, one of only two schools in The Bahamas to implement the International Baccalaureate curriculum schoolwide.

- ✓ Private Marina
- ✓ Private Membership Club
- ✓ Water Access
- ✓ Golf Course
- ✓ Short Drive to Airports
- ✓ Golf Cart Community
- ✓ Minutes from banking and shopping
- ✓ Lyford Cay International School
- ✓ Gated/24-Hour Security

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## Albany

### Average Price Range:

\$4.5M to \$25M

### Lifestyle:

Live, Work, Play



## Albany

The exclusive club development of Albany offers homeowners an unparalleled array of amenities unique not only in The Bahamas but among the world's most renowned luxury communities. Residents of Albany enjoy access to a state-of-the-art marina which can accommodate vessels as large as 91 meters or 300 feet in length, tennis courts, a lap pool, full spa facilities and an ultramodern gymnasium and workout facilities. On-site dining options include gourmet cuisine and hand-selected wines at Aviva; seasonal chef dinners at WAVE; small plates at Azul; French pastries at Bisou Bisous; and, casual poolside dining at Footprints. Movie buffs can view popular films daily in the Albany Theater located at Nineteen inside Albany's Golf Clubhouse. Nearby schools include Lyford Cay International School, one of only two schools in The Bahamas to implement the International Baccalaureate curriculum schoolwide. The community is also a short drive to airfields and Lynden Pindling International Airport offering non-stop flights daily to major U.S. and international cities.

Only

- ✓ Private Marina
- ✓ Private Membership Club
- ✓ Beach Access
- ✓ Golf Course
- ✓ Short Drive to Airports
- ✓ Golf Cart Community
- ✓ Minutes from banking and shopping
- ✓ On-site restaurants
- ✓ Gated/24-Hour Security

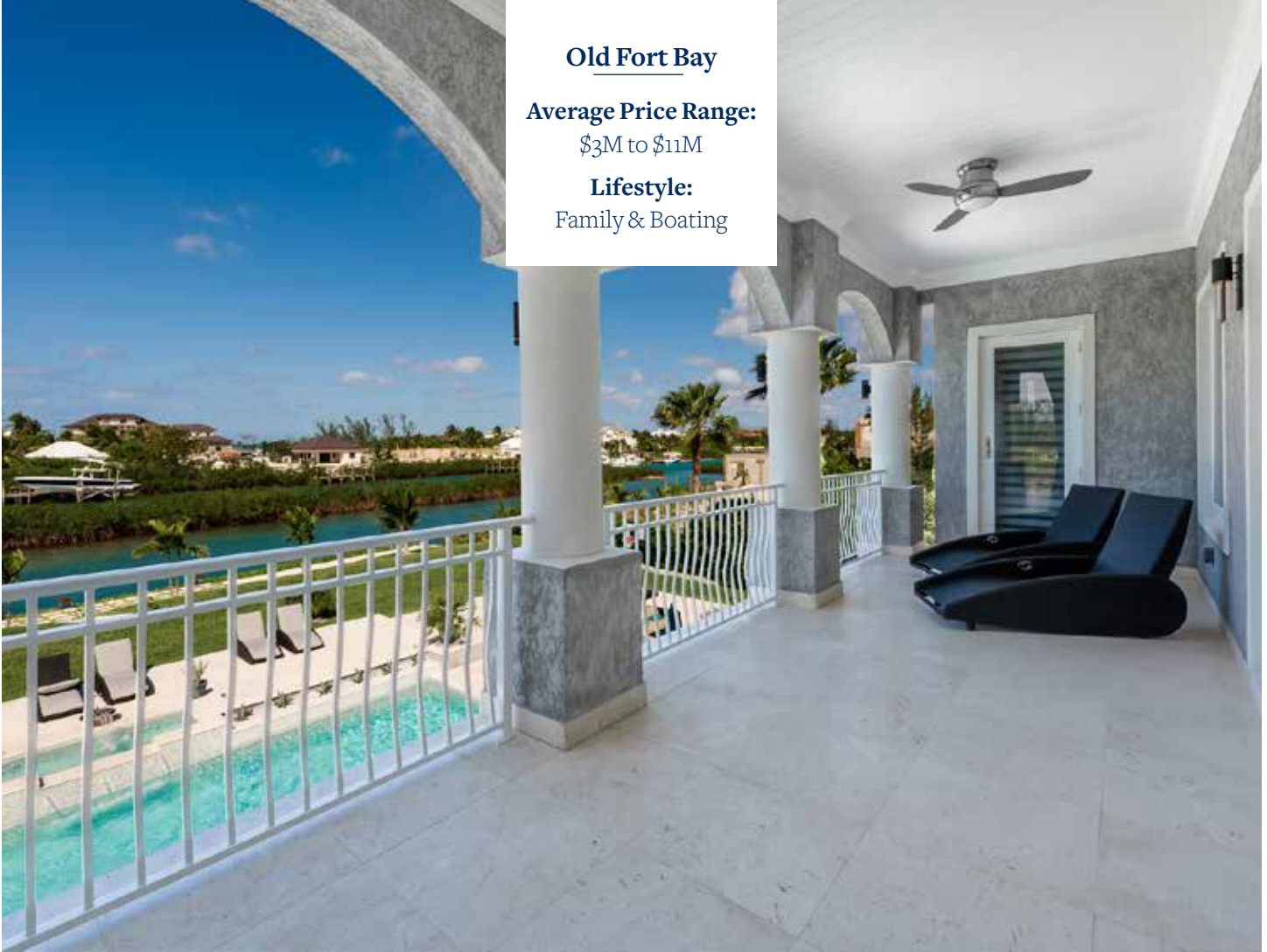
## Old Fort Bay

### Average Price Range:

\$3M to \$11M

### Lifestyle:

Family & Boating



# Old Fort Bay

Tucked away along the northern shore of New Providence just east of Lyford Cay and approximately 10 minutes from Lynden Pindling International Airport, Old Fort Bay is one of Nassau's premier private waterfront communities. Landscaped with tropical flowers and native mature trees, this luxury residential enclave reflects elegant Bahamian living at its best. Residents of Old Fort Bay are eligible for membership at The Club at Old Fort Bay, which includes a restaurant and gym and a swimming pool, as well as access to Old Fort Beach, arguably one of the best beaches on New Providence. Nearby schools include the prestigious Lyford Cay International School, one of only two schools in The Bahamas to implement the International Baccalaureate curriculum school-wide. The community is also a short drive from some of Nassau's finest dining such as Island House, Sapodilla and Cocoplum Bistro.

- ✓ Private Marina
- ✓ Water Access
- ✓ Private Membership Club
- ✓ Short Drive to Airports
- ✓ Golf Cart Community
- ✓ Minutes from banking and shopping
- ✓ Private Beach
- ✓ Gated/24-Hour Security
- ✓ Clubhouse
- ✓ Tennis Courts

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## Sandyport

### Average Price Range:

\$650K to \$1.7M

### Lifestyle:

Family-Friendly



# Sandyport

**D**esigned for a work-live-play lifestyle, Sandyport residences live within walking distance of Olde Towne at Sandyport, a retail and commercial center offering casual dining options like Twisted Lime, one of Nassau's best sports bars, Spritz Restaurant, specializing in Italian fare, and The News Café, a sandwich coffee shop. The beautifully equipped Club One Gymnasium is on-site as is the Walk-in-Clinic. Community amenities include 24-hour security, canal access (with many of the homes featuring canal frontage), a playground, tennis courts, community swimming pools, a marina and public beach access directly across the street. The family-friendly neighborhood is also within a 15-minute drive of Lyford Cay International School, only one of two schools in the country with International Baccalaureate accreditation. Directly adjacent to the residential phase of the property is the Sandyport Beach Resort, voted one of the best boutique resorts in The Bahamas by Travel + Leisure magazine.

- ✓ Marina
- ✓ Ocean Access
- ✓ Canal Frontage
- ✓ Short Drive to Airports
- ✓ Golf Cart Community
- ✓ 24-Hour Security/Gated
- ✓ On-site restaurants, shopping, banking, doctors/ pharmacies, gym
- ✓ Gated/24-Hour Security

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## Cable Beach

### Average Price Range:

\$500K to \$5M

### Lifestyle:

Walking Community



## Cable Beach

Widely considered one of the best stretch of beaches on New Providence, Cable Beach is Nassau's most walkable neighborhood. In addition to stunning beachfront, this 2.8-mile stretch offers boutique couture shopping, two grocery stores, two banks and several options for casual and fine dining as well as bars and lounges. Cable Beach is also home to Baha Mar, the largest resort and casino in The Bahamas which features three luxury flagship hotels: Grand Hyatt Baha Mar, SLS Baha Mar and Rosewood Baha Mar, all of which offer their own highly regarded entertainment and dining venues. Several of Nassau's most desirable residential communities are also located in this area including Sandypoint, a gated boating community designed for a work-live-play lifestyle; Bayroc, a gated waterfront community; and ONE Cable Beach, Nassau's newest ultra-luxe beachfront condominium.

- ✓ Public and Private Beaches
- ✓ Private Golf Course
- ✓ Short Drive to Airports
- ✓ Minutes from Banking, Shopping and Dining
- ✓ Adjacent to Baha Mar
- ✓ Pedestrian-Friendly
- ✓ Walking/Exercise Paths
- ✓ Easy Access to Public Transportation
- ✓ Close to Private School

Only

## Love Beach & West Bay Street

**Average Price Range:**  
\$500K to \$5M

**Lifestyle:**  
Beachfront



## Love Beach & West Bay Street

Located within a 5-minute drive from Lynden-Pindling International Airport and about 10 miles from downtown Nassau on the western end of New Providence, Love Beach and the residential area of West Bay Street feature miles of white sandy beach as well as a 40-acre coral reef sitting just offshore. The area is a prime destination for divers, snorkelers and swimmers in search of a more relaxed and remote beach experience, yet still within convenient driving distance to Nassau's central business district and local shopping and dining. Residents in this neighbourhood enjoy convenient access to some of Nassau's most highly touted dining experiences including Sapodilla, serving high-end Continental and Bahamian Cuisine; the legendary Compass Point; and, Shima and Mahogany House, both located on property at Island House, one of Nassau's most chic boutique hotels.

- ✓ Beach Access
- ✓ Ocean Frontage
- ✓ Short Drive to Airports
- ✓ Within minutes of Restaurants, Shopping, Banking, Doctors/ Pharmacies and Gyms
- ✓ Easy Access to Public Transportation
- ✓ Close to Private School

Only

## Charlotteville & Turnberry

**Average Price Range:**  
\$600K to \$1.5M

**Lifestyle:**  
Gated Community



## Charlotteville & Turnberry

Charlotteville & Turnberry is a premier gated community located on the western end of New Providence. Comprised of single-family homes and townhomes, this family-friendly neighbourhood offers an array of resort-style amenities, including a community clubhouse, swimming pools, tennis courts, 24-hour security, a volleyball court and playgrounds. Directly across from the neighbourhood is Old Fort Town Centre, an open-air retail center which includes Solomons Fresh Market, Dermalogica and a Bahamas Design Center store, along with restaurants, a veterinarian, beauty salon and clothing boutiques. Lyford Cay International School is also within close distance and is only one of two schools in the country with International Baccalaureate accreditation. Within about a 10-minute drive of the community is Baha Mar Resort & Casino, The Island House (which includes the restaurants Shima and Mahogany House) and Cable Beach.

- ✓ Family-Friendly
- ✓ 24-Hour Gated Community
- ✓ Community Clubhouse
- ✓ Tennis Courts, Swimming Pools and Playgrounds
- ✓ Significant Number of Ex-Pats
- ✓ Short Drive to Airports
- ✓ Across the Street from Shopping, Dining and Banking
- ✓ Golf Cart Community

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## Paradise Island

### Average Price Range:

\$500K to \$6M

### Lifestyle:

Live-Work-Play

# Paradise Island

One of the most globally recognized islands in The Bahamas due to the world-famous Atlantis resort, Paradise Island is a popular choice for boaters and yachters looking for waterfront homes and condominiums. Situated in a setting that combines small island charm with chic urban amenities, and accessible via toll bridge, residents on Paradise Island are within walking distance (or a short golf cart ride) to a multitude of entertainment venues. Fine dining options include Nobu, Dune and Cafe Martinique, while more casual environments can be found at Margaritaville and Pirate Republic Brewing Company. Paradise Island also offers some of the best luxury brand shopping in The Bahamas like Tory Burch, Tag Heuer, Rolex, Salvatore Ferragamo, Versace, Cartier, Bulgari, Lalique and Gucci located at the resort and its neighbouring Marina Village.

- ✓ Beach Access
- ✓ Ocean Frontage
- ✓ Marinas
- ✓ Short Drive to Airport
- ✓ Walking Community
- ✓ Golf Cart Community
- ✓ Banking, Doctors/ Pharmacies, Gyms, Retail on island or within a short distance.
- ✓ Close to Downtown Nassau

Only



## Ocean Club Estates

### Average Price Range:

\$4M to \$30M

### Lifestyle:

Luxury Resort & Golf



# Ocean Club Estates

Ocean Club Estates is the epitome of worry-free luxury living. Not only do homeowners get the ultimate turnkey experience when they purchase a home at Ocean Club Estates due to its exclusive affiliation with The Ocean Club Bahamas, a Four Seasons Resort, but they have access to a host of amenities at Atlantis Resort. Direct access to the Tom Weiskopf-designed golf course is one of the community's biggest selling points. Stretching over 7,100 yards of beautiful coastline, The Ocean Club golf course is an 18-hole, 72-par championship course that features breathtaking signature holes and seaside greens. Residents can also take advantage of the property's private beach club and restaurant, tennis courts, mega-yacht marina and concierge services. Set along a five-mile stretch of natural, white-sand beach, the resort's lush tropical grounds offer seclusion and relaxation while its award-winning restaurant Dune serves up French-Asian creations by chef Jean-Georges Vongerichten.

- ✓ Beach Access
- ✓ Members-Only Privileges
- ✓ Ocean Frontage
- ✓ Five-Star Hotel Amenities
- ✓ Walking Community
- ✓ Golf Cart Community
- ✓ Banking, Doctors/  
Pharmacies, Gyms, Retail  
on island or within a short  
distance.
- ✓ Marina
- ✓ Award-Winning Golf Course

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## One Ocean

### Average Price Range:

\$1M to \$4M

### Lifestyle:

Waterfront  
Condominium



## One Ocean

The tallest residential building on Paradise Island, One Ocean offers panoramic views of Nassau Harbour, Paradise Island and beyond. Situated within walking distance of Atlantis, Ocean Club Estates and The Ocean Club, a Four Seasons Resort, One Ocean features 2- and 3-bedroom apartment homes as well as an entire top floor of penthouses ranging from 3 to 5 bedrooms. Interior features include European kitchens with Wolf, Bosch, and Sub-Zero Appliances; imported Porcelain tiling; hurricane-rated, impact-resistant exterior doors and windows; glazed shower doors; Kohler plumbing fixtures; and, exterior louvered vents for dryers and bathroom exhaust fans. Community amenities include an underground parking garage with individually identified parking spaces and storage facilities; an outdoor pool with cabanas, seating areas and water feature; and, a fully equipped fitness room. Residences also enjoy direct elevator access to their homes.

- ✓ Waterfront
- ✓ Beach Access
- ✓ Short Drive to Airport
- ✓ Walking Community
- ✓ Golf Cart Community
- ✓ Banking, Doctors/  
Pharmacies, Gyms, Retail  
on island or within a short  
distance.
- ✓ Marina
- ✓ Concierge Desk

Only

## Dick's Point

### Average Price Range:

\$800K to \$1.5M

### Lifestyle:

Townhouse  
Community



## Dick's Point

**W**ith dock slips that can accommodate boats up to 55' in length and townhomes overlooking Montagu Bay and the entrance to Nassau Harbour, Dick's Point is ideal for families and boating enthusiasts. Situated on a peninsula, the gated community offers a sense of privacy but is conveniently located within minutes of downtown Nassau and Paradise Island. Community amenities include a resort-style swimming pool and a tennis court. There is also a shared walkway along the water's edge for taking in stunning views of Nassau Harbour. Located on the eastern end of New Providence, which is known for its graceful, colonial architecture and native vegetation, Dick's Point is in the heart of Nassau's most established residential area, but offers the peace and tranquility of seafront living.

- ✓ Water Access
- ✓ Private Docks
- ✓ Within minutes of downtown Nassau and Paradise Island
- ✓ Banking, Doctors/Pharmacies, Gyms, Retail within a short distance.
- ✓ Access to public transportation
- ✓ 24-Hour Security
- ✓ Tennis Courts
- ✓ Swimming Pool

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## Eastern Road

### Average Price Range:

\$800K to \$5M

### Lifestyle:

Waterfront &  
Boating



## Eastern Road

One of the most established and historically significant areas on New Providence, Nassau's Eastern Road features the ocean to one side and longstanding family homesteads on the other. Due to its easterly location on the island, Eastern Road is one of the best boating communities in Nassau with Rose Island only a 20-minute boat ride away, two private clubs in the vicinity—Nassau Yacht Club and the Royal Nassau Sailing Club—and the launching point for the quickest and most direct route to the Exuma Cays. With Nassau's central business district and Paradise Island each only a 5-minute drive away, residents also enjoy easy access to a variety of fine dining options like Café Matisse, Nobu and Café Martinique, as well as high-end retail outlets offering luxury brands like Tory Burch, Tag Heuer, Rolex, Salvatore Ferragamo, Versace, Cartier, Bulgari, Laliq and Gucci. Additionally homes off Eastern Road are located just minutes from the renowned St. Andrews International School.

- ✓ Waterfront
- ✓ Beach Access
- ✓ Short Drive to Airport
- ✓ Banking, Doctors/Pharmacies, Gyms, Retail on island or within a short distance.
- ✓ Within minutes of downtown Nassau and Paradise Island
- ✓ Access to public transportation
- ✓ Close to Private School

Only



**Port New  
Providence**

**Average Price Range:**  
\$600K to \$2.5M

**Lifestyle:**  
Canalfront Community

## Port New Providence

**T**his well-established gated community on the eastern end of New Providence features stately Colonial-style residences that exude old-world Bahamian charm. Encompassing several acres of single-family homes as well as the beachfront townhouse development of Seapointe, residences of Port New Providence enjoy access to a private beach, canalfront living, a private marina, tennis courts and 24-hour security. Additionally, this exclusive neighbourhood is just 26 miles from the beautiful Exumas allowing residences to set off right from their back door to an ideal spot for weekend and holiday getaways with the family. Located just minutes from the renowned St. Andrews International School and in close proximity to a brand-new food store, and just a short drive from downtown Nassau and Paradise Island, this community is well suited for family living.

- ✓ Water Access
- ✓ Private Docks
- ✓ Within minutes of downtown Nassau and Paradise Island
- ✓ Banking, Doctors/Pharmacies, Gyms, Retail within a short distance.
- ✓ Access to public transportation
- ✓ Gated Community
- ✓ 24-Hour Security
- ✓ Beach Access
- ✓ Close to Private School

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## Palm Cay

### Average Price Range:

\$800K to \$5M

### Lifestyle:

Luxury Marina  
Homes



## Palm Cay

This 69-acre residential and resort development located on the easternmost point of New Providence offers something for everyone: single-family homes, luxury condominiums and townhomes, and sites for building your very own custom-designed dream home in The Bahamas. Palm Cay offers some of the most desirable amenities on New Providence, including 1,200 ft. of pristine white sand beach, a Tiki Bar, a luxury 90-ft. lap pool flanked by private cabanas and a 194-slip, full-service marina that has been voted No. 1 five years in a row by ActiveCaptain.com. Palm Cay is conveniently located near the excitement of downtown Nassau and Paradise Island and is only 28 miles from the Exumas. Residents enjoy membership in the Club at Palm Cay (complete with a restaurant and bar), and additional amenities include community pools, illuminated tennis courts with pavilion, family playgrounds, barbecue and entertaining areas.

- ✓ Waterfront
- ✓ Beach Access
- ✓ Full-Service, Deep Water Marina
- ✓ Private Beach
- ✓ Swimming pool and cabanas
- ✓ Gym
- ✓ Banking, Doctors/Pharmacies, Gyms, Retail within a short distance.
- ✓ Tennis Courts
- ✓ Access to public transportation

Only



# Calendar of Events Annual Highlights

## JANUARY

- **New Year's Day Junkanoo Parade:** Bay Street, downtown Nassau
- **New Year's Day Sailing Regatta:** Montagu Bay
- **The Bahamas White Sand Series LPGA Pro-Am:** Ocean Club Golf Course, Paradise Island
- **Marathon Bahamas:** Bay Street

## FEBRUARY

- **Island House International Film Festival:** Island House Cinema
- **Powerade Potcakeman Triathlon:** Clifton Heritage Park
- **Ride for Hope:** Governor's Harbour, Eleuthera
- **Eleuthera All That Jazz:** Governor's Harbour, Eleuthera
- **Tru Tru Bahamian Festival:** John Watlings Distillery

- **St. Valentine's Day Massacre Regatta:** Montagu Bay

## MARCH

- **Greek Fest:** Greek Orthodox Church, downtown Nassau (this biennial event is scheduled for 2019)

## APRIL

- **Ride for Hope:** Governor's Harbour, Eleuthera
- **Eleuthera All That Jazz:** Governor's Harbour, Eleuthera

## JULY-AUGUST

- **Junkanoo Summer Festival:** Arawak Cay

## SEPTEMBER

- **Hands for Hunger Paradise Plates:** Atlantis Resort, Paradise Island

## OCTOBER

- **International Cultural Festival:** Botanical Gardens
- **Bahamas National Trust Wine and Art Festival:** Bahamas National Trust, Village Road

## NOVEMBER

- **Christmas Jollification:** Bahamas National Trust, Village Road
- **Battle 4 Atlantis NCAA tournament:** Paradise Island
- **Bahamas Red Ribbon Ball:** Atlantis Resort, Paradise Island

## DECEMBER

- **Hero World Challenge Golf Tournament:** Albany
- **Junkanoo Parade:** Downtown Nassau



# Restaurants & Entertainment WESTERN NASSAU

## BAHA MAR RESORT & CASINO

### Restaurants:

- 3 Tides:** Seafood
- Katsuya:** Japanese
- The Palms:** Poolside Fare
- Royal Blue Tavern:**  
Sandwiches, burgers, snacks
- The Swimming Pig:** Pub
- Cleo:** Mediterranean
- Costa:** Upscale Mexican
- Carna:** Steakhouse
- Fi'lia:** Italian

### Bars & Lounges

- Bond**
- Skybar SLS**
- Monkey Bar**

## CABLE BEACH/WEST BAY

### Restaurants:

- Sapodilla:** Fine Dining
- Social House Sushi & Grill**
- Meze Grill:** Mediterranean
- Shima:** Asian Fusion
- Mahogany House:**  
Seafood, steaks, wine bar
- Aquafire:** Island Cuisine
- Compass Point:**  
Traditional Bahamian
- Studio Cafe:**  
Casual Bahamian
- Cocoplum Bistro:**  
French & Mediterranean
- Cappriccio Ristorante:** Italian

## MOVIES

- Island House Cinema,** Island House
- Fusion Cineplex,** Gladstone Road

## GYMS

- Club One,** Sandypor
- Jemi Wellness,** West Bay Street
- Island House Wellness**

## BANKS

- Royal Bank of Canada,** Old Fort Town Centre
- FirstCaribbean International Bank,** Sandypor
- Scotia Bank,** Cable Beach

Only





# Restaurants & Entertainment EASTERN NASSAU

## PARADISE ISLAND

### Atlantis Restaurants:

- Carmine's:** Italian
- Fish by José Andrés:** Seafood
- Nobu:** Japanese
- Chopstix:** Contemporary Chinese
- Cafe Martinique:** Mediterranean-Bahamian
- Seafire Steakhouse:** Steakhouse
- Olives:** Mediterranean
- Casa D'Angelo:** Italian
- Bahamian Club:** Traditional

### Bars & Lounges

- Moon Bar**
- Dragon's**

- Aura Nightclub**
- Sea Glass**
- Pirate Republic** (Marina Village)

### One&Only Restaurants:

- Dune:** French-Asian

### DOWNTOWN NASSAU

- Summer Palace:** Chinese
- Lukka Kairi:** Contemporary Bahamian
- Manila Grille:** Filipino
- Dali Modernistic Tapas:** Mediterranean
- Graycliff Hotel & Restaurant:** Continental
- Café Matisse:** Italian

### Bars & Lounges

- Shenanigan's**
- Pirate Republic**
- Señor Frog's**

### EAST BAY STREET

#### Restaurants:

- Luciano's of Chicago:** Steakhouse
- Green Parrot Harbourfront:** Grill/Pub
- Seafront Sushi:** Japanese
- Wild Thyme:** Contemporary Bahamian
- East Villa:** Chinese
- Syrah Wine & Tapas:** Contemporary Bahamian

Only



## Weekend Trips THE ABACOS

**C**alm waters, warm breezes and panoramic beauty make this 120-mile-long chain of islands a boating and sailing paradise. But it's not just the sea that attracts travelers from around the world. Those who prefer to explore by land will find championship golf courses on **Treasure Cay**, charming colonial towns on **Green Turtle Cay** and **Elbow Cay**, and countless hotels, restaurants and bars throughout The Abacos.

### GETTING THERE

#### By Air:

The flight from Nassau to Abaco is about 25 minutes. Frequent domestic and international service is available. Chartered air can be arranged through any certified carrier.

- Marsh Harbour International Airport (MHH)
- Treasure Cay International Airport (TCB)
- Airstrips at Moore's Island, Sandy Point, Scotland's Cay and Spanish Cay.

#### By Sea:

Dockage is available at Treasure Cay Beach Marina & Golf Resort, Harbour View Marina, Mangoes Marina and Abaco Beach Resort in Marsh Harbour, and Hope Town Inn & Marina.

Only

### CALENDAR OF EVENTS

#### JANUARY

- New Year's Junkanoo Parade, Green Turtle Cay
- The Bahamas Great Abaco Classic, The Abaco Club
- Arts for the Parks, Marsh Harbour

#### FEBRUARY

- Abaco "Love Rush" Junkanoo Weekend, Marsh Harbour
- People to People Winter Residents' Reception

#### MARCH

- FRIENDS Reef Ball, Marsh Harbour
- Hope Town Heritage Day, Hope Town
- Barefoot Man Concert, Guana Cay

#### APRIL

- Abaco Anglers Fishing Tournament, Elbow Cay

#### MAY

- Annual Island Roots Heritage Festival, Green

Turtle Cay

- Custom Shootout, Marsh Harbour
- Goombay Summer Festival, Elbow Cay

#### JUNE

- Bahamas Billfish Championship Series (BBC), Treasure Cay
- Sandy Point Home-Coming, Sandy Point
- Lionfish Derby, Green Turtle Cay

#### JULY

- Cheeseburger in Paradise, Fiddle Cay

#### NOVEMBER

- Annual Guy Fawkes & Bone-Fire Celebrations, Green Turtle Cay
- Box Car Derby, Elbow Cay

#### DECEMBER

- Annual Christmas Junkanoo Competition, Elbow Cay



## Weekend Trips SPANISH WELLS, ELEUTHERA

Located off the northern tip of Eleuthera, Spanish Wells is known for its shallow white sand beaches which make it ideal for wading and swimming for families with small children. Although approximately two miles long and a half of a mile wide, the scope of Spanish Wells is extended by a bridge that links it to neighboring Russell Island, which is just over three miles long. This charming, laidback island reminiscent of a New England fishing village has long been a hidden gem for weekend getaways among Nassuvians.

### GETTING THERE

#### By Air & Land

The flight from Nassau to the North Eleuthera Airport (ELH) is about 20 minutes. Frequent domestic and international service is available and chartered air can

be arranged through any certified carrier. Once on the ground, a combination of land and water taxi is necessary to get to the Spanish Wells dock. Ferries depart by request from Pinder's Supermarket Dock to North Eleuthera Airport starting at 5:30 a.m. daily. Both ferry and taxi services are included for the price of one ticket. The Government Ferry runs from the Spanish Wells Government Dock to Gene's Bay Dock from 7:00 a.m. to 5:30 p.m. daily.

#### By Sea

Bahamas Ferry Services operates a ferry from Nassau to Spanish Wells every day except for Tuesdays, and it takes approximately two hours.

### BEACHES, BITES & SIGHTS

- ❑ **The Shipyard Restaurant & Bar:** Caribbean, Bar, Seafood, Bahamian, Vegetarian-Friendly, Vegan Options, Gluten-Free Options.
- ❑ **Sandbar Beach Bar & Grill:** Located on the beach front serving lunch and dinner with a fully stocked bar.
- ❑ **Budda Snack Shack:** Stop in and visit this unique restaurant where the kitchen is actually in a school bus. Outdoor seating is available.
- ❑ **Wreckers:** Marina restaurant located at Spanish Wells Yacht Haven and serves a variety of Bahamian and Mediterranean Cuisine.
- ❑ **Da Salty Pig Adventures:** Swimming with the pigs and snorkeling.
- ❑ **Capt Kid & Son Fishing Charters:** Reef fishing, spear fishing, snorkeling tours, swimming with the pigs tours, sand dollar beach tour and land tours of Harbour Island, Spanish Wells & Eleuthera.

Only



## Weekend Trips HARBOUR ISLAND, ELEUTHERA

Affectionately referred to as the “Nantucket of The Bahamas,” Harbour Island has transformed in recent years from a once-sleepy Loyalist settlement into a chic tropical escape offering high-end boutique hotels like The Dunmore, Rock House and Pink Sands Resort, along with some of the finest dining in The Bahamas, if not the entire Caribbean. In fact, Harbour Island’s culinary offerings have become almost as world-renowned as its famous Pink Sand Beach which earned the island the No. 4 spot on the 2017 FlightNetwork list of “The World’s 50 Best Beaches.” Dunmore Town, once the capital of The Bahamas, offers history buffs a glimpse into the past by way of its pastel-painted buildings and charming Bahamian cottages.

### GETTING THERE

#### By Air & Land

The flight from Nassau to the North Eleuthera Airport (ELH) is about 20 minutes. Frequent domestic and international service is available and chartered air can be arranged through any certified carrier. Once on the ground, a combination of land and water taxi is necessary to get to the dock at Harbour Island.

#### By Sea

Bahamas Ferry Services operates a ferry from Nassau to Harbour Island every day except for Tuesdays, and it takes approximately two hours. Additionally, the Harbour Island Club & Marina and Romora Bay Resort & Marina can accommodate vessels up to 200 feet and 190 feet, respectively.

### BEACHES, BITES & SIGHTS

#### RESORTS & MARINAS:

- **Dunmore Beach Club:** A stylish oasis of luxury guest cottages and oceanfront homes.
- **Pink Sands Resort:** Featuring iconic restaurants, Blue Bar and Malcolm 51.
- **Valentines Resort & Marina:** Upscale resort that attracts boat and yacht owners and families.
- **Romora Bay Resort & Marina:** A five-minute golf cart ride from Fisherman’s Dock.

#### BEACHES

- **Pink Sand Beach:** Snorkeling and swimming are made safe and easy by outlying reefs which provide calm and shallow water.

#### SIGHTS

- **The Lone Tree:** A large piece of drift wood that stands alone on the sand like a beautiful art sculpture.

Only



## Weekend Trips GOVERNOR'S HARBOUR, ELEUTHERA

Virtually untouched by development, mainland Eleuthera offers 100 miles of private pristine pink sand beaches. In fact, Eleuthera has more beachfront than any other Caribbean island—so much so that there are practically enough beaches for everyone to have their own. Situated in the heart of mainland Eleuthera, Governor's Harbour offers breathtaking beaches like French Leave Beach, Twin Coves Beach and Ten Bay Beach, and is home to some of Eleuthera's finest dining such as Bacchus Fine Foods, 1648 Bar & Grille at the French Leave Beach Resort, Tippy's and La Bougainvillea. The settlement is also within driving distance to world-famous natural wonders such as The Glass Window Bridge, Queen's Bath and Preachers Cave. Whether you enjoy action-packed fishing, diving, snorkeling, surfing, kayaking, spearfishing, cliff-jumping or caving,

Governor's Harbour is central to eco-tourism excursions and sight-seeing.

### GETTING THERE

#### By Air

The flight from Nassau to Governor's Harbour Airport (GHB) is about 30 minutes. Frequent domestic and international service is available and chartered air can be arranged through any certified carrier.

#### By Sea

Dockage is available at Cape Eleuthera Resort & Marina, Davis Harbour Marina at Cotton Bay Club and French Leave Resort.

### BEACHES, BITES & SIGHTS RESORTS:

- **Pineapple Fields Resort:** The perfect cross between a hotel and private home, this resort offers the personal service of a hotel in unpretentious accommodations.
- **French Leave Resort:** As one of the premier Marriott Autograph Collection's hotels, the resort is one of the Caribbean's best-kept secrets.

### DINING:

- **Bacchus Fine Foods:** Specialty grocery store.
- **1648 Bar & Grille at the French Leave Beach Resort:** Chic Island cuisine.
- **Tippy's:** Beachside bar and restaurant.
- **La Bougainvillea:** Fresh seafood/steaks.

Only



## Weekend Trips THE EXUMAS

**T**he Exumas are an exotic collection of dream destinations. Footprint-free beaches, ultra-exclusive resorts, and islands fit for celebrities. Consisting of 365 cays and islands, beginning just 35 miles southeast of Nassau, the islands are divided into three major areas—Great Exuma, Little Exuma, and The Exuma Cays. Great Exuma and Little Exuma are known for their laidback surroundings, while The Exuma Cays act as a playground for the rich and famous, boasting numerous private homes, luxury resorts and beachside condos. One of the most stunning sights in the cays is the “Mile-Long Sandbar,” a stretch of pure white sand emerging from the blue-green water at low tide. Additionally, Big Major Cay is home to the wildly popular swimming pigs.

### GETTING THERE

#### By Air

The main airport in The Exumas is located on Great Exuma: Exuma International Airport (GGT). The flight from Nassau is about 40 minutes and several major national and international airlines offer daily, bi-weekly and weekly flights. Regular chartered flights service include Staniel Cay Airport (MYES), Black Point Airport (MYEB) and Farmer’s Cay Airport, or charters can be arranged.

#### By Sea

Dockage is available at several marinas throughout the Exumas, including Highbourne Cay Marina, Sampson Cay Club & Marina, Georgetown Marina, Staniel Cay Yacht Club, Emerald Bay Marina and Compass Cay Marina.

### BEACHES, BITES & SIGHTS

#### RESORTS:

- ❑ **Lumina Point Resort and Spa:** Stocking Island, George Town.
- ❑ **Grand Isle Resort and Spa:** Emerald Bay, Great Exuma
- ❑ **Sandals Emerald Bay:** Great Exuma

#### SIGHTS & EXCURSIONS

- ❑ **Swimming Pigs:** Big Major Cay (off Staniel Cay)
- ❑ **The Exuma Cays Land and Sea Park:** The first marine fishery reserve in the Caribbean and is accessible only by boat.
- ❑ **Mystery Cave:** A 400-ft. deep blue hole, which begins at 15 feet below the surface, but rapidly drops to 100 ft (off Stocking Island).
- ❑ **Three Sisters Rock/Reef:** Trio of large rocks jutting up from the sea and snorkeling.

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 CAYMAN ISLANDS PANAMA HOUSTON

## Did You Know?

- ❑ Over **6 million** people visit The Bahamas every year.
- ❑ **17,000** people arrive every day.
- ❑ We enjoy **300+ days of sunshine**.
- ❑ Our country has **27 national land and sea parks**.
- ❑ There are **2,000+ stunning beaches** in The Bahamas and some of them are pink.
- ❑ Several of our beaches have **swimming pigs**.
- ❑ Average Temperatures in The Bahamas are **83°F/28°C** High and **69°F/20°C** Low.
- ❑ We have the **highest concentration of blue holes** in the world.
- ❑ In this country, there is **no personal or corporate income tax**, no capital gains tax, no inheritance tax and no tax on dividends or interest.
- ❑ The Bahamas is home to the **third longest barrier reef** in the world.
- ❑ Our country is known to have the **clearest water in the world** with visibility over 200 feet below sea level.
- ❑ The Bahamas has an **underwater caves system**.
- ❑ There are **300+ hotels, resorts & golf courses** throughout The Bahamas.
- ❑ **Lynden Pindling International Airport** is the fourth busiest airport in the Caribbean.
- ❑ Direct International Flights From:
  - Atlanta
  - Boston
  - Canada
  - Cayman Islands
  - Chicago
  - Charlotte
  - Cuba
  - Florida
  - Haiti
  - Houston
  - Jamaica
  - London
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  - Philadelphia
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Since opening our doors in 1945, Damianos Sotheby's International Realty has remained the leader in the luxury real estate market in The Bahamas. We are proud of our heritage and celebrate being a third generation Bahamian family business founded on the principles of integrity, knowledge and a genuine commitment to excellence. Over the decades, we have endeavoured to build an elite team of dedicated real estate professionals who pride themselves on delivering exceptional service through unparalleled market knowledge and exemplary dedication to providing our clients with impeccable service.

### OUR OFFICE LOCATIONS:

- Nassau
- Lyford Cay & Old Fort Bay
- Abaco: Marsh Harbour, Hope Town, Treasure Cay, Guana Cay
- Eleuthera: Harbour Island, Spanish Wells, Governor's Harbour

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