



ENGEL & VÖLKERS®

Bahamas



2019

NEW CONDO & AMENITY REPORT

New Providence & Paradise Island

BAHAMAS.EVFINEHOMES.COM

ABOUT ENGEL & VÖLKERS BAHAMAS

Engel & Völkers is one of the world's leading service companies specialized in the brokerage of premium residential property, commercial real estate, yachts and aircrafts. Based in over 800 locations in total, Engel & Völkers offers both private and institutional clients a professionally tailored range of services.

THREE REASONS WHY WE ARE THE BEST PARTNER FOR YOU



Our network – your benefit

With over 800 locations on four continents, Engel & Völkers has a unique global network and thereby has access to a great number of solvent potential buyers locally and internationally.



Our service – your privilege

Competence, exclusivity, and passion, as well as our personal, all-round service, distinguish the Engel & Völkers brand – from the individual initial advice to the successful conclusion of a contract.

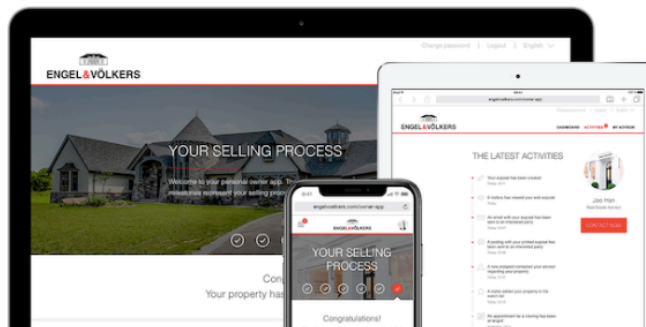


Our expertise - your gain

Our real estate agents have comprehensive expertise and market knowledge, which you will benefit from when it comes to the reliable service concept of Engel & Völkers in every phase of the marketing process.

SELL NOW

WITH US, YOU WILL REACH THE RIGHT POTENTIAL BUYERS WORLDWIDE





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INTRODUCTION



In 2019, the New Providence and Paradise Island real estate market is led by several new condominium developments affording at a new level of contemporary style, luxury amenities and specialized owner services. Collectively, they represent a premier list of the finest beachfront and marina locations that any developer could wish for. The amenities are world class, positioning The Bahamas as a global leader in the second home and vacation ownership market.

The purpose of this and future reports is to provide prospective buyers with details on each property, their benefits, amenities and an apples to apples comparison with professional advice meeting buyers' goals. It is our view that the more information a buyer has the better they are able to make an informed decision which meets their lifestyle goals and investment objectives.

Our professional advisors have taken the time to visit the developments and investigate the details and advantages of each development. This report serves solely as an informational resource and we recommend taking the time to visit as many of the properties as time permits. Every development is different and our professional advisors can guide prospective purchasers on the advantages of each ensuring an informed decision making process.

WARRANTY & DISCLAIMER– The purpose of this report is to provide the Bahamas real estate industry comprising buyers, sellers, developers, lenders, agents and its associate professionals with a baseline study of new condos on the market in 2019. The information in this report is comprised of e-mails, price lists and website information provided by developers or their agents.. All data was comprised at Feb 1, 2019 and are all subject to change. Engel Völkers Bahamas makes no statement, representation, or warranty and assumes no legal liability in relation to the accuracy, context or suitability for any purpose of the information provided through use of the 2019 New Condo & Amenity Report. Distribution of this report or the content herein is not permitted without the prior written consent of Engel & Völkers Bahamas.



ONE MARINA, PALM CAY, NEW PROVIDENCE



The luxury condominiums at Palm Cay are located in a 69-acre beachfront resort community at the eastern end of New Providence. These magnificent condos front directly on to a world class 194-slip marina with exclusive access to 1,200 linear feet of white sand beaches.

Additional on-site amenities include a beach bar and grill, dockside café, swimming pools, tennis courts, a new fitness center, community parks, barbecue and entertaining areas and the closest access to the world famous Exuma Cays.

Designed in a luxurious, contemporary style, the interiors fuse effortless sophistication and raw natural beauty. Each unit affords sublime panoramic views over the marina, community and turquoise sea beyond. Each owner has access to the full community amenities and a professional rental and management program if required. ONE Marina has the convenience of proximity to international schools, restaurants and shopping while offering the tranquil setting of a private island resort.

ALBANY, NEW PROVIDENCE



Albany is set on 600 oceanside acres on the beautiful south western end of New Providence. The project is a collective vision of its founders: Joe Lewis, the private investment organization Tavistock Group, golfing greats Tiger Woods and Ernie Els and actor and musician Justin Timberlake. Albany features an unrivalled combination of architecture, sporting amenities and service.

Signature amenities include a championship golf course, mega-yacht marina, a variety of restaurants, pools, a spa and fitness center, water sports, equestrian activities, and a state of the art athletic facility including tennis and boxing. Albany's vision has a distinct purpose and is strategically designed to accommodate business meetings, investment strategies and blissful vacation experiences.

Albany offers residences from vacation villas, custom homes, beachfront estates and architecturally inspired penthouses overlooking the marina.

Albany can be experienced through a range of unique accommodations options from private villas and custom home rentals to mega-yacht slips up to 300 feet in the marina. The professional staff offers 24-hour hotel concierge services with dedicated assistance to resort guests to ensure an unparalleled experience while on property or exploring the islands of The Bahamas.



RESIDENCES AT GOLDWYNN, CABLE BEACH



In 2013, the Wynn Group led by Paul Wynn acquired the property previously known as Gold Blossom, and renamed it The Goldwynn – representing both owner Paul Wynn's passion and commitment, while preserving the estate's glamorous heritage. The property is located a few miles west of downtown Nassau on Cable Beach, a two and a half mile stretch of sandy beach comprising luxury resorts, gourmet restaurants, the largest casino in the Caribbean and many other shopping and entertainment activities.

The Residences at Goldwynn are an ivory and glass celebration of indulgence, relaxation and architectural beauty. The development offers both a luxury condo hotel and 75 separate, exclusive beach front residences.

Featured amenities include an infinity pool, a state-of-the-art fitness centre, theatre and elegant sea-side dining. The on-site rental program takes advantage of the high demand for luxury beachfront rentals. Owners may occupy their residence up to three months per annum while generating robust tax-free rental income the rest of the year. The program is fully registered and licensed as a Hotel, thereby benefiting from government incentives that include an exemption from payment of real property taxes. When not in house, the rental program is uniquely structured to optimize returns with an advantageous 70/30 split in favor of the owners, while providing full accountability and transparency with an online reservations system where all bookings are registered and viewable by owners in real time. The Condo-hotel is affiliated with Small Luxury Hotels, specializing in marketing and distribution for independently owned luxury hotels like Goldwynn.

HURRICANE HOLE, PARADISE ISLAND



The vision of Hurricane Hole is to combine the best of yachting life with an urban-connected spirit, in the idyllic setting of Paradise Island. Paradise Island comprises 685 acres connected to Nassau via two bridges. Its development started in the 1950's and the island has since become the premier resort destination in the Caribbean. Many will boast that Cabbage Beach on Paradise Island is the most beautiful sandy beach in The Bahamas and Nassau Harbour offers both the convenience of safety and access to the urban lifestyle of Nassau and Paradise Island. Centered around a state-of-the-art marina, one of the most well known safe marinas for yachts, Hurricane Hole residents will have access to a unique list of amenities and the full privilege of the Paradise Island lifestyle.

Hurricane Hole's developers have a vision to turn the property into the new downtown Paradise Island. Amenities and services will include restaurants, state-of-the-art fitness, lounge and pool facilities, gourmet grocery store, liquor and wine store, bank, dry cleaner, office space, pharmacy and a medical clinic.

The Residences at Hurricane Hole will be inspired by yacht design and will bring a new wave of life to Paradise Island. Indoor and outdoor living spaces flow together in an open, contemporary design. Every residence has expansive views of Hurricane Hole marina and Nassau Harbor. Residences are conveniently priced to allow for Bahamian Residency consideration.

ONE PARTICULAR HARBOUR AT THE POINTE, DOWNTOWN NASSAU



One Particular Harbour at The Pointe is being developed by China Construction America and is located in Downtown Nassau. The project is leading the redevelopment of The Bahamas' capital city featuring a private deep-water marina, shopping and entertainment, complimentary access to the adjacent Margaritaville beach resort and waterpark, personalized concierge service, and the convenience of Downtown Nassau.

Each of the 126 studio, one-, two-, three-, and four-bedroom residences at One Particular Harbour delivers a distinctive expression of luxury and refined décor. Each residence rewards you with a spectacular ocean view and spacious private balcony overlooking the turquoise waters of Nassau Harbour and the famous Paradise Island lighthouse.

NASSAU HOSPITALITY

The Pointe is designed to give guests an unforgettable holiday experience. Owners have the option to purchase select units as a part of the hotel rental program offering a hassle free return on the investment. Property Amenities Include a lazy river, entertainment centre, offices and retail space, fine dining and shopping.

ROSEWOOD & SLS, BAHAMAR, CABLE BEACH



Rosewood Hotels & Resorts® and SLS Hotels at Bahamar offer a limited collection of five-star, ocean-facing one- to four-bedroom residences and waterside villas where owners are granted membership to elite amenities including: Nexus Club Baha Mar, 24 complimentary rounds at the Jack Nicklaus Signature Royal Blue golf course, Platinum-tier status at Baha Mar Casino's Club Blu, front-of-line complimentary VIP access to Baha Mar's electrifying nightclub with international DJs, Baha Mar's own private island, a fully crewed 213ft / 65m superyacht Eternity, on-site provisioning, VIP reservations and preferential pricing at Baha Mar's perfection-driven restaurants, Concierge service and complimentary valet, racquet club with nine impressive surfaces with a range of hard, clay and the only grass court in The Bahamas, the Caribbean's first and only flagship ESPA spa, or escape to tranquility at Rosewood's Sense@ Spa, state of the art fitness equipment and expert personal training, and not least, residents at Baha Mar Residences are eligible to apply for sought-after residency in The Commonwealth of The Bahamas.

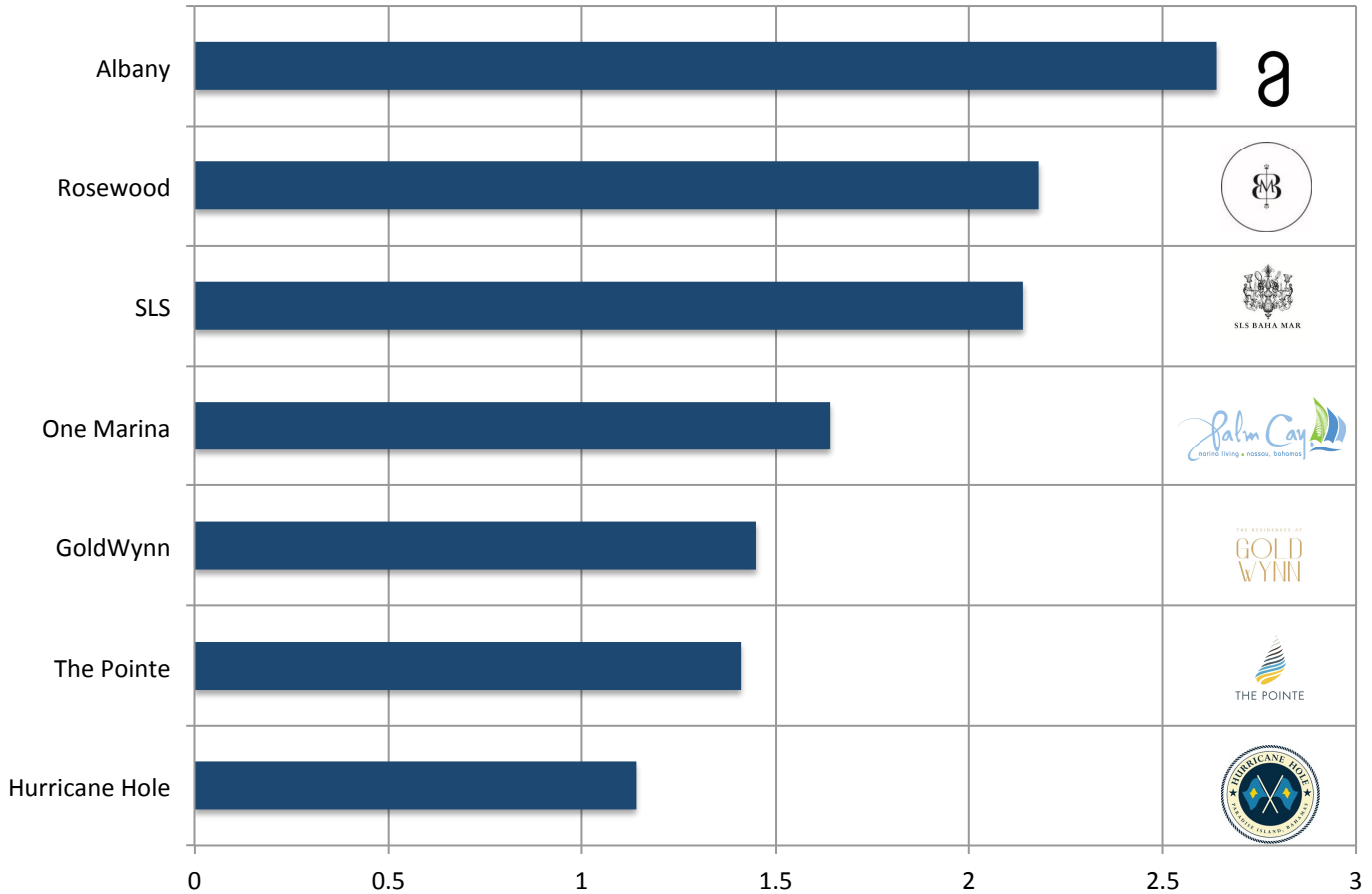
AMENITY RATINGS OVERVIEW

The below amenities were included in our criteria in order to arrive at our overall amenity rating using a rating scale of 1-3, with 3 being the best. The amenities at Albany, Rosewood, SLS and Palm Cay are completed and immediately available to buyers where the remaining 3 are still in their pre-development stage. Also, the former are larger properties with expanded communities thus creating the opportunity for additional amenities by having more land. The latter properties will be more boutique style and intimate to their buyers.

The rating system does not represent that any particular property is better than the others. It is solely grading the amenities at each project and the relevance to the overall development. Each property is unique and has features exclusive to that development as well as varying price points and rental or management services. We recommend any prospective buyer visit as many of the properties as possible that meet a specific lifestyle criteria and investment goals.

- *Golf Course*
- *Marina*
- *Beach*
- *Spa*
- *Concierge*
- *Rental Management*
- *Tennis*
- *Theatre*
- *Meeting Rooms*
- *Restaurants*
- *Smart technology*
- *Location*
- *Exclusivity*

Onsite Amenity Rating



Pricing Metrics

| | Square Feet | | Unit Price (\$) | | Average (\$) | Average (\$)/Rating |
|---|-------------|------|-----------------|------------|-----------------|---------------------|
| | Low | High | Low | High | Square Foot | Amenity Adjustment |
|  | 3500 | 4000 | 4,500,000 | 11,000,000 | 2,107.14 | 799.26 |
|  | 677 | 3199 | 1,297,500 | 7,200,000 | 2,206.81 | 1,011.45 |
|  | 645 | 1924 | 845,000 | 4,200,000 | 1,536.61 | 719.26 |
|  | 1433 | 3072 | 800,000 | 1,600,000 | 553.05 | 337.97 |
|  | 600 | 1250 | 632,000 | 3,683,333 | 1,696.97 | 1,166.67 |
|  | 450 | 1425 | 390,000 | 6,102,000 | 1,097.07 | 778.57 |
|  | 984 | 1636 | 650,000's | 950,000's | 647.32 | 569.64 |



REAL ESTATE THAT BENEFITS FROM A WORLD CLASS AMENITY THE MARINE ENVIRONMENT

"The national park system of The Bahamas, comprising approximately 2.2 million acres of both terrestrial and marine areas, was created, and is managed by, The Bahamas National Trust, a private-public collaboration established by an act of Parliament in 1959.

Uniquely, the Trust is the only such non-governmental entity in the world responsible for the management of a country's national park system.

In 2019, the BNT will celebrate its 60th anniversary. During the past six decades, the Trust has helped to: "conserve and protect Bahamian natural resources", while serving as a "powerful force for [regional] and global biodiversity conservation."

Through passion and courage, a commitment to education and excellence, respect for others, and through integrity, transparency and accountability the Trust has helped to conserve and celebrate the archipelago of biodiversity that is our common wealth of national parks and protected areas.

Over the next five years, the Government of the Bahamas will collaborate with the Trust as it implements the 2018-2022 Strategic Plan. This will include ongoing efforts to address climate change, combating the effects of plastics on our environment, and other measures to conserve our natural environment and to educate Bahamians about our shared environmental trust." Dr. The Hon. Hubert A. Minnis, Prime Minister Of The Bahamas



The Bahamas National Trust plays a critical role in safeguarding the biodiversity of The Bahamas as well as the function of its ecosystems and the services they provide to Bahamian people. The Bahamas National Trust also plays a pivotal role in supporting research efforts to better understand the species and ecosystems of The Bahamas and developing the tools and strategies needed to protect and restore them.

Dr. Craig Dahlgren - Perry Institute for Marine Science

Learn more at www.bnt.bs