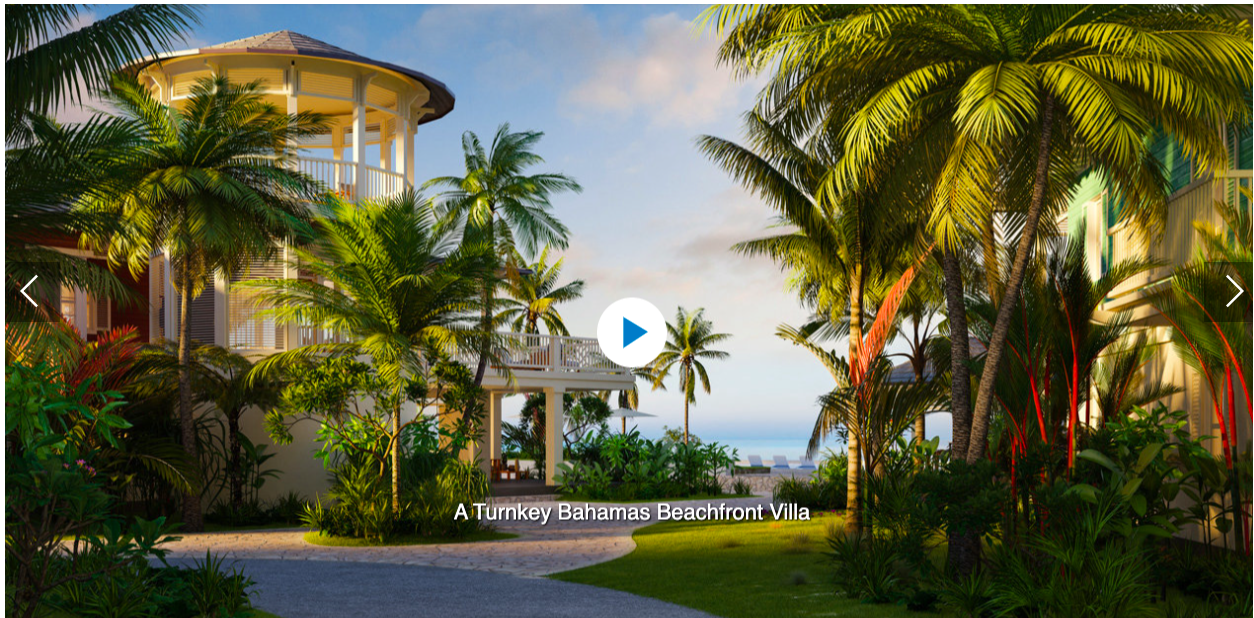


MANSION GLOBAL

LISTING OF THE DAY

A Bahamas Beachfront Villa so Turnkey They'll 'Bring in the Chef for You'

Construction on the Abaco Club's 12 customizable homes on Great Abaco Island will begin in the summer



Listing of the Day

Location: Marsh Harbour, Great Abaco Island, the Bahamas

Price: \$12 million

This seven-bedroom beachfront villa is one of 32 residences to be built at the private, 500-acre resort-style community Abaco Club on Winding Bay.

Known as The Cays at The Abaco Club, the first phase of this new waterfront development will include 12 villas and the new Bay Club clubhouse. Sales launched this winter, with construction slated to begin in the summer, followed by delivery 18 months later.

"It's prime beachfront property, which is getting rarer and rarer and more expensive," on the shores of Winding Bay, said Matt Nixon, chief marketing officer of Southworth Development. Stage two will include another 12 villas along with some wellness facilities.



The new Bay Club will have an oceanfront pool.

The Abaco Club

Developed and managed by Southworth, the Cays will feature master planning by Vita, Inc. and interiors by the design firm AvroKO. The homes will range from beachfront studio lofts to seven-bedroom villas.

For the 12 founding homeowners, in a program called the 12 Cays, the developer is offering a range of perks, including preferred pricing, priority marina boat slip selection and credit toward club accommodations during villa construction.

“One of the best and greatest points of differentiation with other projects in the Bahamas will be through design,” Mr. Nixon said. “AvroKO is one of the premium design firms.”

The villas are fully customizable and will be sold furnished, Mr. Nixon said. “The owners will have options for the design choices. We will do it end to end, or you can bring in your own designer.”

“This is designed for the client who wants to come just with their travel bags,” he added. “We can do the shopping for you, we can bring in a chef for you. It’s designed to be as turnkey as possible.”

The villas can be put into the club’s rental program when they are not being used by the owners.



The 5,500-square-foot villa has seven bedrooms.

The Abaco Club

Stats

The 5,500-square-foot, three-story villa has seven bedrooms, seven full bathrooms and one partial bathroom.

Amenities

Club amenities include an oceanfront pool and spa, a fire pit, golf, tennis, water sports, fine dining, a recently renovated fitness center and new pickleball and basketball courts.

Neighborhood Notes

These new villas are in the “heart of the club,” Mr. Nixon said. “Everything is extraordinarily walkable. We’ve tried to make the club as self-contained as possible.”

It’s just a few minutes to the racquet courts and the golf course, which he described as “the best in the Bahamas.”

It’s about a 20-minute drive to the Leonard M. Thompson International Airport in Marsh Harbour, he said.

Agent: Kristi Hull, director of sales, The Abaco Club on Winding Bay

[View the developer’s site.](#)