

PRIVATE ISLANDS INC.

TERRA NOVA CAY

THE EXUMAS, BAHAMAS



160 ACRES • FREEHOLD
30-ACRE INTERIOR POND

23.731°N 76.042°W

ELEVATION — SUMMIT 43 FT



THE ESTATE

At a Glance

LOCATION	The Exumas, Bahamas
TITLE	Freehold
LAND AREA	160 acres
DEVELOPMENT	Undeveloped
INTERIOR POND	30 acres
SUMMIT	43 ft

FREEHOLD ACRES, UNTOUCHED

One undeveloped island in the heart of the Exuma Cays — among the largest private holdings left in the chain.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	160 acres
TITLE	POND
Freehold	30-acre interior pond
BEACH	SUMMIT
0.5 mi white sand	43 ft

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REGION — THE EXUMAS

The Exumas run south-east from Nassau in a chain of cays over the clearest water in the Bahamas — luminous turquoise banks on one side, deep blue sound on the other. Development stays low-density, freehold ownership is secure for foreign buyers, and the cays remain wild.





THE ISLAND

A Wedge of Green in Two Blues

Terra Nova Cay rises from the banks at the southern end of the Exuma chain — deep blue sound on its ocean side, pale turquoise shallows on the other. One hundred and sixty acres of dense, untouched tropical growth, with nothing built and nothing spoiled: a blank canvas in its pristine, natural state.

THE HIGH GROUND

Ridges Above the Pond

The interior rises in a series of ridges — ground the listing places above twenty-five feet — giving elevated sites with panoramic views across the pond, the neighbouring cays and the open sound, and a measure of natural resilience in heavy weather.

THE POND

Thirty Acres of Still Water

At the island's heart lies its defining feature: a sheltered, landlocked pond of some thirty acres. The listing identifies it as the foundation for a marina that could be engineered to hurricane-proof standard, capable of accommodating a substantial fleet of private yachts.

THE CANVAS

Room to Master-Plan

At this scale the island can carry a central resort hub, numerous private villas and extensive infrastructure at once. The listing frames the property as a prime candidate for a master-planned legacy estate, a luxury boutique hotel, or a high-end residential subdivision.





LAND AND WATER

Half a Mile of White Sand

The ocean shore carries over half a mile of soft white-sand beach. Around the perimeter, hidden coves and shallow coral gardens sit in exceptionally clear water over thriving reefs — snorkelling, kayaking and bonefishing directly from the island's own shores.

KNOWN FOR

Scale in the Exumas — 160 undeveloped freehold acres with a 30-acre interior pond and marina potential, minutes from mainland Exuma.

SUMMER HIGH $\pm 90^{\circ}\text{F}$ · WINTER LOW $\pm 66^{\circ}\text{F}$ · SEA 77-84°F



BY BOAT

Minutes from the Mainland

Mainland Exuma lies just 2.8 miles off, and the mainland settlement of Barratterre is roughly two and a half miles by water. George Town's groceries and professional medical care sit within easy reach — a rare convenience for an island of this size.

THE GATEWAY

Exuma International (GGT)

International arrivals route through Exuma International Airport, served by non-stop flights from Florida and Nassau. From there, the run to the mainland shore and a brief ten-to-fifteen-minute boat transfer complete the journey.

DISTANCES — STRAIGHT LINE

Barratterre 2.4 mi · Lee Stocking Island 4.4 mi · Exuma Int'l Airport (GGT) 15.8 mi · George Town 23 mi

ONE ISLAND • 160 ACRES • FREEHOLD

LOCATION

On the Map

THE EXUMAS • BAHAMAS, CARIBBEAN



GALLERY

The Estate in Frames



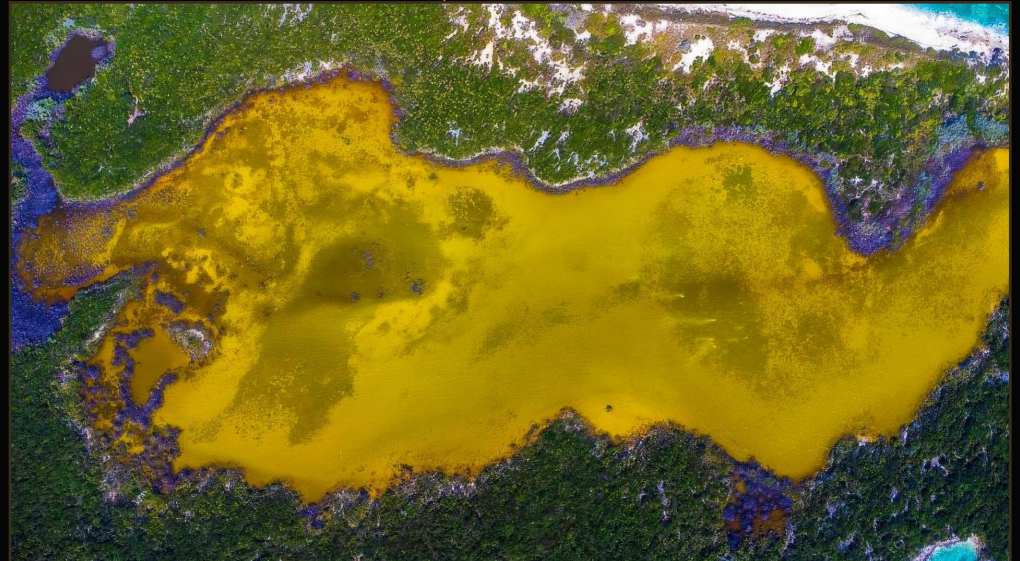
The ocean shore and the eastern spit



The tidal spit off the southern shore



The island's long eastern point



The 30-acre pond from directly above



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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THE EXUMAS, BAHAMAS

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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