

PRIVATE ISLANDS INC.

DEVILS CAY

THE BERRY ISLANDS, BAHAMAS

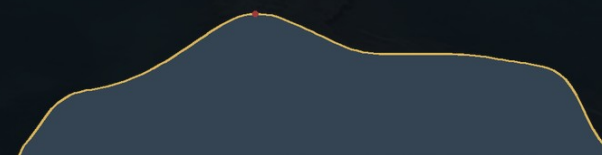


THE ISLAND — TERRAIN

117 ACRES • FREEHOLD
UNDEVELOPED • TWO COASTLINES

25.600°N 77.728°W

ELEVATION — SUMMIT 66 FT



THE ESTATE

At a Glance

LOCATION	The Berry Islands, Bahamas
TITLE	Freehold
LAND AREA	117 acres
DEVELOPMENT	Undeveloped — uninhabited
COASTLINE	Beaches on both coasts
SUMMIT	66 ft

117 ACRES, ENTIRELY UNBUILT

One undeveloped freehold cay — beaches on two coasts, a western ridge, and a central marsh with landlocked-harbour potential.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	117 acres
TITLE	SUMMIT
Freehold	66 ft
WATERS	DISTRICT
Deep water	Berry Islands

www.privateislandsonline.com/caribbean/bahamas/the-berry-islands/devils-cay

REGION — THE BAHAMAS

The Bahamas pairs fee-simple freehold title with an open door to international buyers — registration is straightforward and Bahamian holding companies are common. In the Berry Islands that security comes with fewer than 700 neighbours and some of the most private water in the archipelago.





THE ISLAND

Two Coasts, One Ridge

White sand runs down both the eastern and western shores, and the island is uninhabited but for the sea turtles that nest on its northern cove. A prominent ridge climbs the western side — elevated building sites with panoramic views — while at the centre a low marsh could be opened to the sea as a protected, landlocked harbour.

THE CANVAS

Estate, Resort or Retreat

Deep water surrounds the cay, so boats come and go without ceremony. The listing reads the same ground three ways — a private estate, a boutique resort, or a yacht-focused retreat — set in a J-shaped chain famous for big-game fishing and the diving wall off Chub Cay.

LOCATION

On the Map

THE BERRY ISLANDS • BAHAMAS



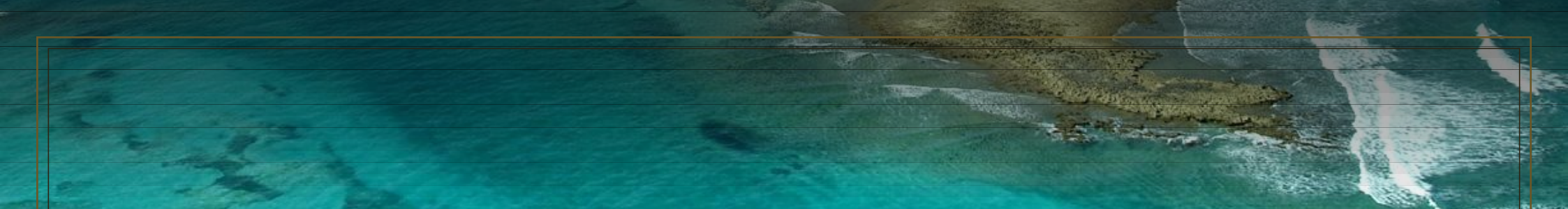
GALLERY

In Frames



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PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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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This brochure carries no printed price, so it can never be out of date.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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