



PRIVATE ISLANDS INC.

Leaf Cay

THE EXUMAS - BAHAMAS - CARIBBEAN

Leaf Cay is a 14-acre freehold private island in the Exuma Cays, two miles from the yachting hub of Staniel Cay - a shovel-ready development asset in one of the world's most coveted cruising corridors. Nineteen buildings, a 1,200-foot private runway, roads, workshops and mainland-standard grid power via an underwater cable from Staniel Cay are already in place. Most importantly, the island carries an approved 56-key master plan - including thirty overwater bungalows, a first for the Bahamas - with a full-service marina, spa and heliport.

USD 15,900,000

14 ACRES - 56 KEYS APPROVED - FREEHOLD - 3 BEACHES

THE ISLAND

At a Glance

PRICE	USD 15,900,000
LOCATION	The Exuma Cays, Bahamas
ACREAGE	14 acres
TENURE	Freehold
MAIN RESIDENCE	6 bed / 8 bath + guest house
BUILDINGS	19 existing: roads, workshops, staff houses
RUNWAY	1,200 ft private (refurbishment required)
POWER	BPL grid via underwater cable from Staniel Cay
MASTER PLAN	56 keys approved: 30 overwater bungalows, 16 beach/seaside villas, 10 treetop bungalows
MARINA	Full-service marina planned; large existing dock + storage
BEACHES	Three white-sand beaches
UTILITIES	Underground lines, solar, construction equipment incl.
NEARBY	2 mi Staniel Cay · 35 mi Great Exuma · 75 mi Nassau
STATUS	Available

56-KEY APPROVED MASTER PLAN

The Bahamas' first permitted overwater bungalows: 30 overwater bungalows + 16 beach & seaside villas + 10 treetop bungalows, with a full-service marina, spa and heliport. The hardest permits in Caribbean development - already secured.

ISLAND VITALS

REGION
The Exumas, Bahamas

COORDINATES
24.17°N, 76.48°W





THE ISLAND

A Turnkey Development Platform

Few island offerings arrive with this much groundwork already done. Leaf Cay is a 14-acre freehold island in the Exuma Cays, two miles from Staniel Cay - the beating heart of the archipelago, with its yacht club, dining and aviation connections. The island offers the best of both worlds: the absolute privacy of a standalone private island with the bones of a small resort already built - roads, workshops, utility lines, a private runway and grid electricity - ready for its next chapter.

POSITION

Two Miles from Staniel Cay

Leaf Cay sits at the center of the Exuma yachting corridor, minutes by boat from the Staniel Cay Yacht Club, the swimming pigs of Big Major Cay and Thunderball Grotto - the sights that draw superyachts through these waters every season. Great Exuma lies 35 miles to the south; Nassau 75 miles to the north-east. In a market where overwater construction permits are exceptionally difficult to obtain, this island already holds them: an approved master plan for 56 keys is in place, making Leaf Cay genuinely shovel-ready.

RESIDENCES

The Existing Estate

The Main Residence is a six-bedroom, eight-bathroom house with an accompanying guest house; staff quarters complete an existing inventory of 19 buildings including roads and workshops. While the buildings are in poor condition, the main and staff houses remain livable - a ready base for the redevelopment team that transforms the island. Construction equipment and materials are included in the sale, a rare logistical gift on a remote-island build.

APPROVED PLANS

56 Keys, Permitted

56 keys approved: 10 treetop bungalows, 16 beach and seaside villas, and 30 overwater bungalows - the first overwater bungalows ever permitted in the Bahamian archipelago. Full-service marina: a comprehensive facility designed for elite yachting clientele, alongside a full-service spa and heliport. The island's lush ridges and high elevations offer a dramatic backdrop for the treetop and cliffside keys.

THE BAHAMAS ADVANTAGE

The Bahamas sets the gold standard for island ownership: fee-simple freehold title, a deep market of private islands across the Berry Islands, the Abacos, Eleuthera and Andros - and, above all, the Exumas. This 365-cay chain is the Bahamas' yachting heartland, anchored by Staniel Cay and the swimming pigs of Big Major Cay, Thunderball Grotto, and the protected waters of the Exuma Cays Land and Sea Park.





TERRAIN

Land and Water

Leaf Cay's 14 acres rise on naturally high ridges wrapped in lush native vegetation - visual privacy with a dramatic outlook over translucent turquoise water. Three distinct white-sand beaches line the island's shores, meeting the celebrated shallows of the Exumas. The maritime picture is equally strong: a large existing dock and storage facilities, deep-water approaches suited to large private vessels, and protected anchorage.

KNOWN FOR

The Bahamas' first permitted overwater bungalows - an approved 30-bungalow overwater component within a 56-key master plan, an entitlement that simply does not exist anywhere else in the archipelago.



GRID POWER

Power by Underwater Cable

Leaf Cay draws mainland-standard electricity directly from the Bahamas Power and Light (BPL) grid through an insulated underwater cable from Staniel Cay - no generators required, no fuel logistics. On-site infrastructure includes underground utility lines and solar electric systems.

ARRIVAL

Access

Two miles from Staniel Cay, whose 3,000-foot public runway offers daily commercial service to Florida and Nassau. The island's own 1,200-foot private runway - refurbishment required - provides a foundation for direct fly-in access, with a planned heliport adding a third arrival option. Great Exuma lies 35 miles to the south, Nassau 75 miles to the north-east.

BUILD READY

Logistics

Shovel-ready means just that: underground utilities, solar systems, roads, workshops and a suite of construction equipment and materials are included in the sale, with livable staff housing to base the build team. Environmental permits - the hard part of Bahamian resort development - are already secured.

14 ACRES · 3 WHITE-SAND BEACHES · 1,200-FT RUNWAY · FREEHOLD

LOCATION

On the Map

THE EXUMA CAYS - BAHAMAS - CARIBBEAN



Straight-line distances, approximate • Coastline: Natural Earth

LEAF CAY

The Exuma Cays, Bahamas • 24.17°N, 76.48°W

DISTANCES

Exuma Int'l Airport (GGT)	61 mi
Nassau	82 mi
Miami, FL	257 mi

ELEVATION & CLIMATE

Summer high (Aug avg)	84°F
Winter low (Feb avg)	73°F
Sea temperature	74-84°F

ACCESS

- 2 miles from Staniel Cay and its 3,000-ft public runway
- BPL grid power via underwater cable from Staniel Cay
- 1,200-ft private island runway (refurbishment required)
- Large existing dock + planned full-service marina

Straight-line distances, approximate.
Sources: listing page, Wikipedia (Staniel Cay),
climate aggregators (see sources.txt).

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Leaf Cay

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