

PRIVATE ISLANDS INC.

JWYCESSKA ISLAND

THE ABACOS, BAHAMAS



351 ACRES · FREEHOLD
10 WHITE-SAND BEACHES

27.120°N 78.086°W

ELEVATION — SUMMIT 52 FT



THE ESTATE

At a Glance

LOCATION	The Abacos, Bahamas
TITLE	Freehold
LAND AREA	351 acres
BEACHES	10 white-sand beaches
AIRSTRIP	6,000 ft — pre-approved
SUMMIT	52 ft

ACRES OF FREEHOLD

One undeveloped freehold landmass at the northern gateway of the Abaco chain — a zero-baseline canvas with the hard approvals in hand.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	351 acres
TITLE	STATUS
Freehold	Non-developed
COASTLINE	SUMMIT
5 miles	52 ft

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REGION — THE BAHAMAS

The Bahamas is an archipelago of some 700 islands and cays off Florida, where freehold — fee simple — title is the gold standard for island ownership. The Abacos are its boating heartland: a sheltered sea, working harbours, and cays that have drawn sailors for generations.





THE ISLAND

A Landmass of One's Own

Jwycesska — Strangers Cay — spans 351 acres of pristine freehold territory at the northern gateway of the Abaco chain. The island is a zero-baseline asset, free of outdated infrastructure, allowing a modern master plan to be drawn from a blank page on day one.

THE SHAPE

Between Two Seas

The island bridges two waters: the deep cobalt Atlantic on one side and the calm, shallow turquoise of the Grand Bahama Bank on the other. Five miles of undulating coastline hold ten pristine white-sand beaches, ranging from intimate coves to expansive shoreline stretches.

THE APPROVALS

A Rare Green Light

The Bahamian government has granted permissions the listing calls unprecedented: a 6,000-foot private airstrip and helipad, a 30-acre landlocked, hurricane-proof marina engineered for superyacht safety, and full commercial resort use with specialised residential subdivision potential.

THE INCENTIVES

The Hotel Encouragement Act

The property qualifies for the Hotel Encouragement Act, providing duty-free importation of all construction materials and furnishings, zero real property tax for the first ten years of operation, and exemption from direct taxation on resort earnings for twenty years.

A NOTE ON IMAGERY

As disclosed in the listing itself, the renderings, architectural illustrations and environmental recreations provided for this property are artistic interpretations intended for conceptual and inspirational purposes only. They do not represent existing structures, approved building plans, guaranteed final built forms, or exact topographies of the island. Three gallery images showing development that does not exist on this undeveloped island were excluded from this brochure.





LAND AND WATER

High Ground, Fresh Water

Elevations reach up to 50 feet — natural high ground for residential estates with 360-degree ocean views. The interior holds a large freshwater lake, a rare biological asset for a Bahamian cay, and the island is a flourishing sanctuary for indigenous birdlife and marine species, preserved by decades of minimal human footprint.

KNOWN FOR

Scale with permission — 351 undeveloped freehold acres carrying approvals for a 6,000-ft airstrip and a 30-acre inland marina.

SUMMER HIGH 88°F • WINTER LOW 59°F • SEA TEMPERATURE 73-84°F



BY WATER

The Boat from Walker's Cay

Today Jwycesska is a boat island: 20 miles by water from Walker's Cay and 26 miles from Grand Bahama, per the listing. The crossing runs over the calm, shallow turquoise of the Grand Bahama Bank to the island's beaches.

BY AIR — THE PLAN

A Runway Already Approved

The island's pre-approved 6,000-foot airstrip and helipad are set to be the longest private runway in the Caribbean. Once built, the listing notes, Jwycesska will be capable of receiving direct private-jet arrivals from New York, Miami and London.

DISTANCES — STRAIGHT LINE

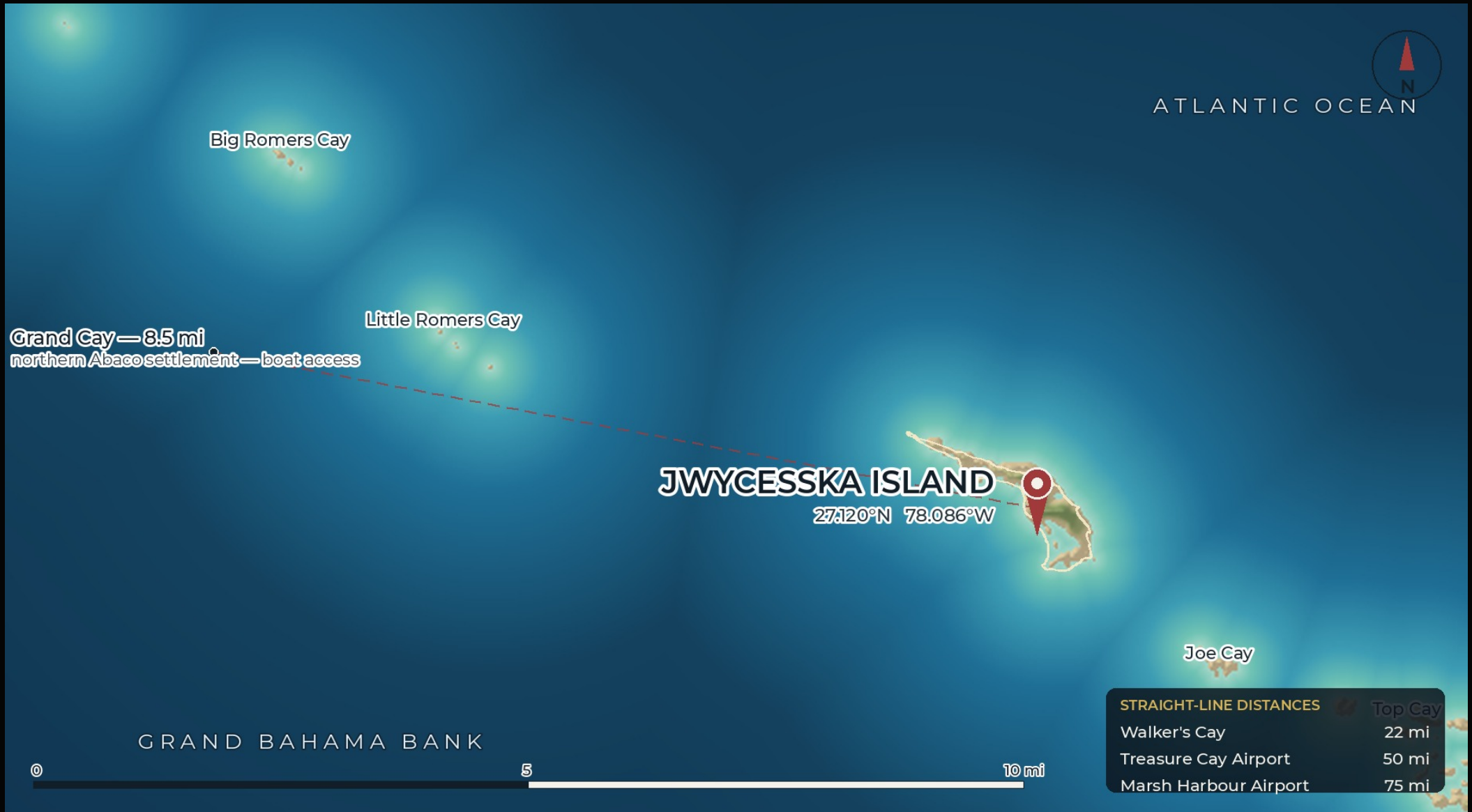
Walker's Cay 22 mi · Grand Cay 9 mi · Grand Bahama Shore 26 mi · Miami 160 mi

ONE ISLAND • ONE TITLE • 351 ACRES

LOCATION

On the Map

THE ABACOS • BAHAMAS, CARIBBEAN



GALLERY

The Estate in Frames



The western coastline from above



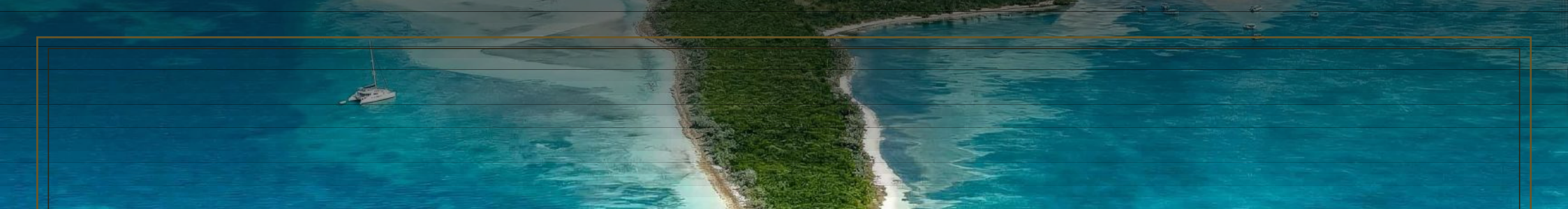
A white-sand beach on the Bank side



The whole island from the south



The eastern shore and the interior lake



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

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THE ABACOS, 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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