



PRIVATE ISLANDS INC.

Charles Island

NORTH ELEUTHERA - BAHAMAS - CARIBBEAN

Charles Island — the ‘Gateway to North Eleuthera’ — is a 55-acre freehold island at the crossroads of the Bahamas’ most dynamic markets. A plug-and-play development asset beside Spanish Wells, it arrives with the rarest of gifts: a direct connection to the town’s famously stable power grid and the public water system. Elevated ridges, sheltered lowlands, beach-ready shoreline and mega-yacht waters make it the last blank canvas of its scale in the region.

Price Upon Request

55 ACRES - DEVELOPMENT-READY - FREEHOLD - SPANISH WELLS

THE ISLAND

At a Glance

PRICE	Price Upon Request
LOCATION	North Eleuthera, Bahamas
ACREAGE	55 acres
DEVELOPMENT	Non-developed — plug-and-play
UTILITIES	Spanish Wells power grid + public water
TOPOGRAPHY	Filled, pliable, protected land
CONCEPTS	18-hole golf / mega-yacht marina / villas
SHORELINE	Beach-ready white-sand frontage
MARINE	‘Devil’s Backbone’ reef, sportfishing
AIRPORT	North Eleuthera Intl (ELH) — 15 min
FERRY	Daily fast ferry to Nassau
WORKFORCE	Skilled Spanish Wells marine crews
TENURE	Freehold
LISTING	Available

CONNECTED, NOT REMOTE

The rare Bahamian island already wired for development: direct access to the Spanish Wells power grid and the public water system — no desalination plant, no power station, no staff-housing build required.

ISLAND VITALS

TERRAIN

Ridges + lowlands

COORDINATES

25.540°N, 76.748°W

SHORELINE

Beach-ready white sand

WATERS

Atlantic Ocean





THE ISLAND

Gateway to North Eleuthera

Positioned at the exact intersection of the region's most explosive property markets, Charles Island is a stone's throw from the elite workforce and stable infrastructure of Spanish Wells — while the mega-yacht traffic between Nassau and Harbour Island passes directly by its shores. Most private islands demand millions in logistical setup before a single stone is laid; Charles Island bypasses those barriers entirely. This is prestige with the operational ease of a mainland estate.

THE ADVANTAGE

Plug-and-Play by Design

The island's utility advantage is unmatched in the Bahamas: a unique connection to the Spanish Wells power grid — reputed the most stable in the country — and the public water system, eliminating the massive capital cost of desalination and power plants. Much of the island is filled, protected, pliable land: a geological head-start that lets a developer sculpt private canals, inland harbors or custom beach enclaves at a fraction of typical cost.

THE VISION

Development Concepts

Championship golf: with no existing golf course in North Eleuthera despite immense demand, Charles Island is the primary candidate for a signature 18-hole course. Alternatively: a high-density mega-yacht marina, or a low-density residential community of luxury villas. The island's size and position support each — a rare three-way optionality for a visionary developer.

THE WATERFRONT

Shoreline & Blue Water

Beach-ready areas ring the perimeter — with minimal refinement they become private white-sand frontage for luxury villas. The marine environment: a deep-water playground with immediate access to the 'Devil's Backbone' reef and world-class sportfishing, minutes from the dock. Mega-yacht traffic between Nassau and Harbour Island passes the island's shores daily.



ARTIST'S RENDERING — THE VISION





TERRAIN

Land and Water

Fifty-five acres of remarkable versatility: elevated ridges with commanding views fall to sheltered lowlands made for sculpting — canals, inland harbors, beach enclaves. The shoreline offers numerous beach-ready stretches of white sand, and the surrounding waters are a deep-water arena for yachting, diving and sportfishing at the Devil's Backbone reef.

KNOWN FOR

A stake in the 'Billionaire's Row' of the Bahamas — the last development-ready blank canvas of its scale in North Eleuthera, wired into Spanish Wells' power grid and public water, minutes from an international airport and the Harbour Island yachting corridor.



ARRIVAL

Access

North Eleuthera International Airport (ELH) is only 15 minutes away, with frequent direct flights from Miami, Fort Lauderdale and Atlanta. A daily fast ferry connects the area to Nassau. And because the island sits so close to Spanish Wells — home to one of the Caribbean's most skilled marine and construction workforces — there is no need to build costly on-island staff housing.

OWNERSHIP

Ownership

The Bahamas offers the gold standard of island title: fee simple freehold. The International Persons Landholding Act welcomes global investors through a transparent process — a straightforward Certificate of Registration secures a first private retreat, and many owners hold through a Bahamian IBC for privacy and ease of future transfer. Charles Island is offered freehold.

VALUE

Lifestyle and Value

In a 2026 market defined by scarcity of development-ready land, Charles Island is the region's final blank canvas — a high-visibility prize for the developer ready to define the next era of Bahamian luxury, capturing the economic momentum of Spanish Wells and the global allure of Harbour Island.

55 ACRES · SPANISH WELLS GRID · FREEHOLD

LOCATION

On the Map

NORTH ELEUTHERA - BAHAMAS

LOCATION

Harbour Island

Atlantic Ocean

14 mi

CHARLES ISLAND

-Spanish Wells

North Eleuthera Airport 6 mi

50 mi

Nassau

CHARLES ISLAND

North Eleuthera, Bahamas • 25.540°N, 76.748°W

DISTANCES

North Eleuthera Airport	6 mi
Nassau	50 mi
Harbour Island	14 mi

ELEVATION & CLIMATE

Summer high (Aug avg)	87°F
Winter low (Jan avg)	73°F
Sea temp	73-88°F

ACCESS

North Eleuthera Intl Airport (ELH) - 15 min

Daily fast ferry to Nassau

Spanish Wells power grid + public water on tap

Straight-line distances, approximate.
Sources: listing page, mapcarta (Charles Island islet),
geocoder, climate aggregators (see sources.txt).

GALLERY

The Gateway in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Charles Island

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