

# CONCIERGE AUCTIONS



FREEPORT, GRAND BAHAMA ISLAND | MAY 17TH

PREVIOUSLY LISTED FOR \$5M. SELLING WITHOUT RESERVE. 2.5% CO-BROKER COMMISSION.  
PREMIER WATEFRONT INVESTMENT OR DEVELOPMENT OPPORTUNITY ON GRAND BAHAMA ISLAND

*Open House:* By Appointment  
*Auction:* May 17th







# BAHAMA REEF YACHT & COUNTRY CLUB MULTI-UNIT COMPLEXES

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WATERFRONT DEVELOPMENT OPPORTUNITY  
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A premier investment or development opportunity — The Sea Breeze and Le Chateau Apartment complexes located within the Bahama Reef Yacht and Country Club subdivision include three separate apartment buildings and a neighboring buildable lot set on a total of 1.37 acres with an appealing 475 feet of water frontage.

Walkable to The Ocean Reef Yacht Club & Resort, minutes from one of the world's top Top 100 golf courses — The Grand Lucayn's Reef Course — and a short drive from the bright lights and white sand beaches of Freeport/Lucaya, these three apartment communities in The Bahamas Reef Yacht and Country Club Subdivision are ripe with opportunity. Ideal to transform into a condominium development for enjoyment while your yacht awaits at the marina beyond or to update and keep as a rental property for local residents.

As the Bahamas fourth largest island, a tax haven flourishing in tourism, banking and building construction, The Sea Breeze and Le Chateau Apartments are primed to offer endless opportunities for a visionary investor.

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LOTS 35-38, BAHAMA REEF BOULEVARD  
FREEPORT, GRAND BAHAMA











**DEVELOPER'S PARADISE.**

Set on 475 feet of water frontage along Bahama Reef Boulevard, this premier investment property is ripe with opportunity for future income as a condominium community geared towards boaters or to keep as a apartments in the local market.

- Three, multi-unit complexes with 35 total units
- One buildable, cleared and planted lot
- Set in well-established Bahama Reef Yacht and Country Club Subdivision
- Zoned multi-family, high-rise lots
- 1.37± total acres with 475± ft of waterfront/dockage
- Private swimming pool & bar
- Neighbors the Ocean Reef Yacht Club & Resort and the Grand Lucyan's Reef Golf Course
- Mins to downtown Freeport/Lucaya and airport







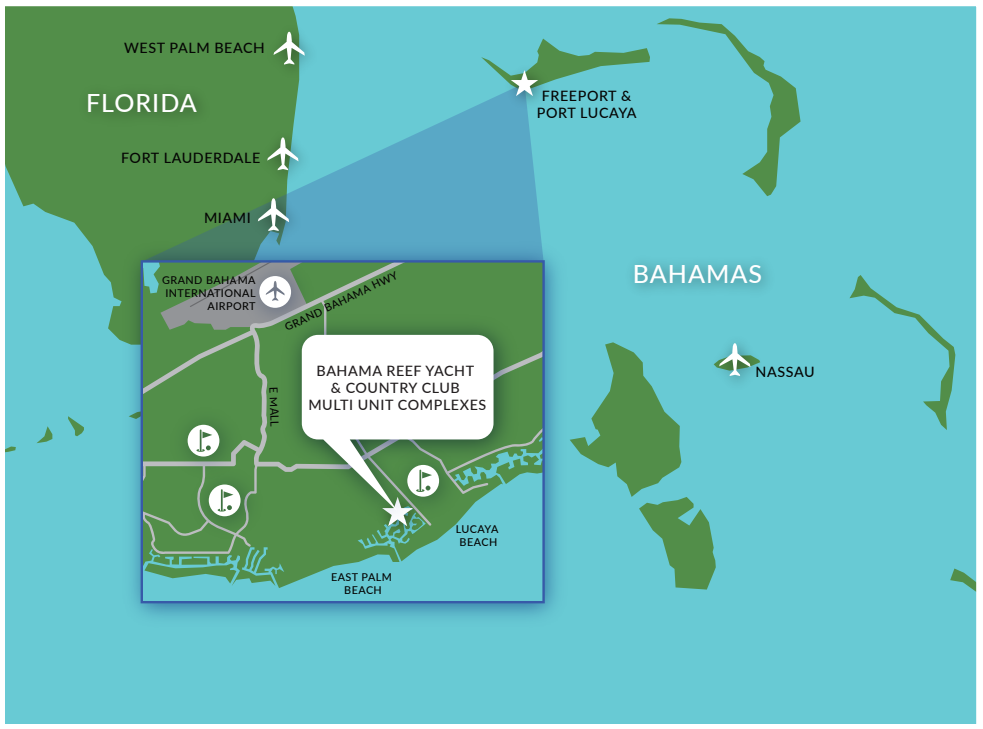
# GRAND BAHAMAS LIFESTYLE

## CAREFREE CARIBBEAN LIVING

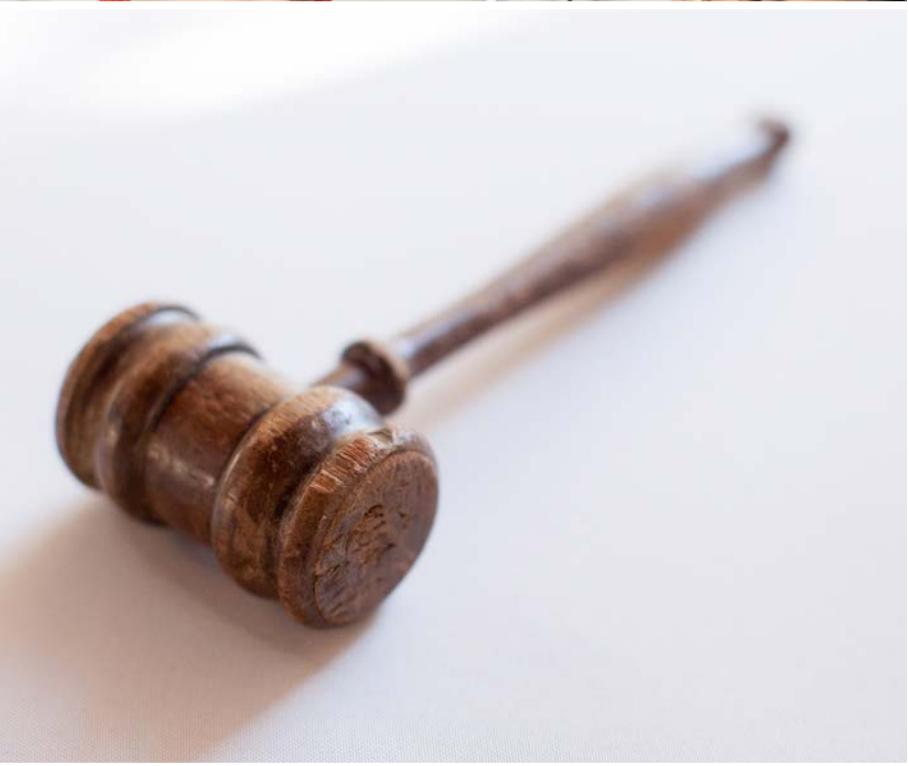
Lying just 75 miles off the coast of Florida, Grand Bahama Island offers carefree living with a small community feel. Easily fly into Freeport from numerous locations in the United States and Europe to encounter pristine white sand beaches offering an array of water activities including sportfishing, sailing, snorkeling and scuba-diving in crystal clear turquoise waters. With more than 300 sunny days each year and an average annual temperature of 75 degrees, nearly every day is perfect for taking advantage of all there is to see and do.

If relaxation is more your speed — settle into a hammock at Taino, Williams Town or Xanadu beaches and just enjoy the scenic views. In addition, several national parks offer peaceful nature trails for viewing exotic plants and flowers, verdant waterfalls and fern gullies, as well as the graceful pink flamingo, the bird of the Bahamas. Lucayan National Park and The Bahamas National Trust Rand Memorial Nature Centre are both just minutes from downtown Freeport and are said to transport you to a different time and place.

Additionally, freedom from most types of taxes — property, income, capital gains, inheritance and corporate — makes this locale even more enticing.







# WHO WE ARE

## CONCIERGE AUCTIONS

Concierge Auctions is the leader in the luxury property auction market. In 2014, we experienced historic growth, and the world is taking notice. We earned the “Best Overall Marketing” award from Who’s Who in Luxury Real Estate and were ranked as one of America’s fastest-growing companies by Inc. Magazine. In addition, Inman News selected our President, Laura Brady, as one of the 100 Most Influential Real Estate Leaders.

From 2013-2014, we expanded representation from 23 to 27 states, from 3 to 5 countries, from 100,000 to 200,000 client list contacts and from \$530 million to \$725 million in total sales. We are a win-win-win for buyers, sellers and agents.

THE SMART WAY TO BUY AND SELL LUXURY REAL ESTATE



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This property is listed for sale by James Sarles (#512) of Inlight Partners Limited dba Coldwell Banker James Sarles Realty, 104 Retail Street/P.O. Box F- 43152, Freeport, Grand Bahama Island, The Bahamas - (212) 655-5751. Concierge Auctions LLC and Ritchie Bros. Auctioneers (America) Inc. are both marketing service providers for auctions and are both licensed as a Florida Auction Business (Nos. AB2760 and AB303, respectively). Concierge Auctions LLC is also a licensed Florida Real Estate Corporation (CQ1032600). The address for Concierge Auctions LLC is 777 S Flagler Drive, West Palm Beach, FL 33401, (888) 966-4759. The address for Ritchie Bros Auctioneers (America) Inc. is 700 Ritchie Road, Davenport, FL 33897 - (863) 420-9919, Auctioneer Frank Trunzo (AU2328) or Patrick J. Hicks (AU2215). Concierge Auctions LLC, Ritchie Bros. Auctioneers (America) Inc., and their respective agents and affiliates, broker partners, auctioneers, and sellers do not warrant or guaranty the accuracy or completeness of any information and shall have no liability for errors or omissions or inaccuracies under any circumstances in this or any other property listings or advertising, promotional or publicity statements and materials. This is not meant as a solicitation for listings. Brokers are fully protected and encouraged to participate. See Auction Terms & Conditions for full details.



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