



# PRIVATE ISLANDS

## BUYER'S GUIDE

THE ESSENTIAL GUIDE TO  
PURCHASING A PRIVATE ISLAND

2014 EDITION



PRIVATE ISLANDS INC.

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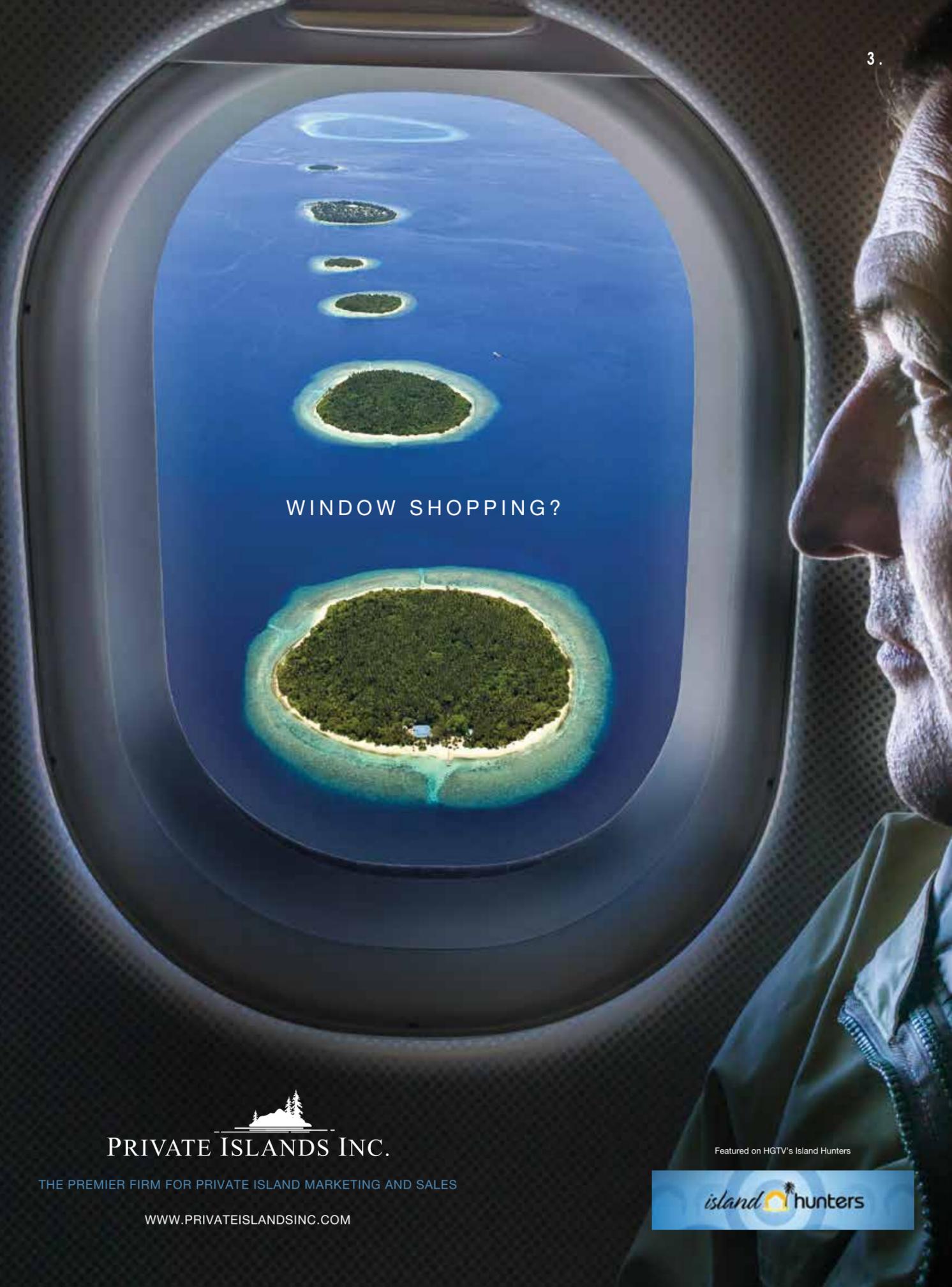
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PUBLISHER:  
 Private Islands Inc.  
 67 McCaul St.  
 Toronto, Ontario  
 M5T 2W7  
 Canada  
 Tel: 1-647-477-5581  
 info@privateislandsinc.com

ADVERTISING INQUIRIES  
 advertising@privateislandsinc.com

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# INTRODUCTION

Part of the allure of a private island is the way  
it requires you to stretch your boundaries

Congratulations on taking your first step towards owning your own private island. This copy of the Private Islands' Buyer's Guide is an invaluable resource that offers you a wealth of information on the most important elements of private island ownership.

From your initial search to a few important questions to consider to an overview of island regions through to regulatory consideration and insights into developing your island, the Private Islands' Buyer's Guide will help direct you from the initial inquiries through to the final sale.

There's no question that by deciding to purchase a private island, you are embarking on a unique and potentially life altering adventure. Spanning the world, the island market has an amazing variety of properties and offers a wide variety of sizes, styles, climates and locations. For many people, the mere idea of an island – the tangible embodiment of wealth, status, safety, sovereignty, privacy and freedom – compels and captures the imagination. Often this concept can overshadow the qualities that come first in conventional real estate such as location, style of residence, and even the existence of a home. For some prospective islanders, these qualifiers barely matter at all.

For most island buyers there are, however, a number of considerations to take into account and questions to ask of yourself before getting your search underway. It's easy to get caught up in the romance of a particular region or type of property without knowing exactly how it will fit into your life. A remote tropical isle in the south Pacific may look like paradise, but with a 12 (or more) hour flight for residents of North America, will you be able to devote time to enjoying your island, or spend most of it in the air? Are you looking for a legacy to pass down through your family, or would you consider a (frequently less expensive) leasehold island? And are you prepared for the process of building your dream home on a remote piece of land? The answers to such questions will help you select the right island for you.

Buying an island can be a challenge, but of course, that's part of the adventure. There are few types of real estate where, in many cases, you'll need to allow for several days to view properties in case planes are grounded in stormy weather or transportation is otherwise unavailable or inaccessible. When considering private islands in foreign countries, you've got to make sure you're dealing with trustworthy, experienced real estate brokers and lawyers who have your interests in mind. Research is paramount – many people find themselves becoming overnight experts on countries they may not have previously been able to find on a map. It's not always that difficult, of course, but it helps to start with the challenges in mind.

Finding your perfect island is a process that may take a significant amount of time, and may actually become an obsession. There's even a term for it – "islomania" – and it is understandably easy to catch. Part of the allure of a private island is the way it requires you to stretch your boundaries; it requires a special kind of independent, entrepreneurial personality to follow through and thrive in the island world. As the saying goes, 'things worth having in life are rarely simple to obtain', and such things are all the more significant and meaningful for the effort they require. Private islands bring a rare kind of pleasure to their owners; not just of possessing something truly beautiful and unique, but of knowing that you're the kind of person capable of attaining it.

## THINGS TO CONSIDER

### 1. ISLAND INVENTORY: GAIN ACCESS TO AS MANY ISLANDS AS POSSIBLE - INCLUDING THOSE THAT ARE PRIVATELY MARKETED

The very first step in your island search is gaining access to the largest number of islands available. Inventory of islands are naturally limited, so ensuring that you have the largest amount of islands available to compare will help you to determine the most appropriate island as well as guide your expectations. The Private Islands Online marketplace website is an invaluable resource as it showcases the largest number of islands available for sale in the world.

The island properties showcased on private islands online are either directly marketed by Private Islands Inc, the island's owner or the island's appointed representative. This means when you inquire through our website, you're questions will be answered by the most informed and appropriately motivated person.

Finally, it is important to note that as many as 25% of island owners prefer not to advertise on the internet and some choose to market their island solely in Private Islands Magazine, making our publication another important resource for your island search.

For access to islands not available on the internet or our magazine, please contact us directly as we also offer discreet referrals and private methods of uniting buyers and sellers.

### 2. HOW MUCH TIME CAN I ALLOCATE FOR TRAVEL?

Make certain that the time it takes you to get to your island suits your needs and is compatible with the length of your stays. As a resident of new York, you might fall in love with that remote Pacific atoll, but if what you're really after is a retreat for an occasional week's getaway, the 14-hour flights might be a deal breaker; but if you are able to devote a few weeks or a month at a time to your island, it won't be.

### 3. WHAT METHOD OF OWNERSHIP IS BEST SUITED TO ME?

Freehold title, which connotes outright ownership, is always considered the most desirable way to own an island, but if you've got your heart set on an Asian property or relatively inexpensive island in the South Pacific, it may not be an option. leasehold properties, where what you are buying is a long-term lease, are often more moderately priced and if care is taken, are a safe way to possess an island for terms varying from about 30 to 99 years.

### 4. WHAT ARE MY UNIQUE PERSONAL HEALTH REQUIREMENTS?

The availability of professional medical care should be a weighty consideration for even healthy individuals, but for those with chronic conditions like heart disease or serious illnesses, it's important to always have open lines of communications to a close medical clinic or hospital, and ensure that you can be reached on your island in case of emergencies.

### 5. WILL MY DESIRED LEVEL OF DEVELOPMENT BE PERMITTED?

The importance of researching the development potential of your island and investigating the local regulations and construction laws of the host country, cannot be overstated. Because of the unique ecological considerations of islands, there may be restrictions on what and how you can build on the property.

### 6. CAN I GENERATE INCOME FROM MY ISLAND INVESTMENT?

If you plan to turn your island into a rental property or even a small resort, make sure that short-term rentals are legally permitted. Renting your island when not in use can be a great way of off-setting some of your expenses, but may not be allowed in all areas.

### 7. HOW DO I KNOW IF AN ISLAND IS WORTH THE ASKING PRICE?

There's no simple answer. Islands are difficult to appraise due to a general lack of comparable properties – it's entirely possible that a similar private island sale will not have happened in the area in the recent past, and there may not be a similar island on the market. Time spent up for sale isn't a benchmark with islands, due to the rarity of buyers. What it comes down to, inevitably, is what is the island worth to you?

### 8. AM I COMFORTABLE WITH THE LOCAL CULTURE AND AREA?

You love the perfect beaches and stunning ocean view on the island, but what about the neighbourhood? On an isolated piece of land that may be far from help in a crisis, you want to make sure you feel comfortable and secure with the general area. And you won't always feel like secluding yourself – will you like the dining, shopping, and social scene?

### 9. WILL I BE HAPPY WITH THE REGIONAL CLIMATE AND ENVIRONMENT?

A basic point that may often be overlooked by those in love with the ideal – rather than the reality – of an island region. That rustic and remote northern cottage may look picturesque, but will you be happy with a property inaccessible during the winter months? Tropical islands are beautiful and exotic, but are you prepared to battle humidity, scorching heat and the insects that come with life around the equator?



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### Quick Search

Islands for Sale 
  Islands for Rent 
  All

Region:  Country:

Development:  Type:

Price: 500K 100 Million +

BAHAMAS (24) FIJI (12) GRENADA (12)  
 MAINE (18) MICHIGAN (18) MICHIGAN (18)  
 ONTARIO (32) FLORIDA (32) BC (32)

FEATURED ISLANDS FOR SALE NEWEST LISTINGS RECENTLY UPDATED FEATURED ISLANDS FOR RENT

SEYCHELLES, AFRICA  
US\$ 2,500,000

MAINE, USA  
US\$ 10,500,000

NEW YORK, UNITED STATES  
US\$ 1,200,000

HONDURAS, CENTRAL AMERICA  
US\$ 650,000

BVI, CARIBBEAN  
US\$ 50,500,000

PRIVATE ISLANDS

36 ISLANDS AVAILABLE

EAST AFRICA

### ISLANDS NEWSLETTER

CELEBRITIES, CEOs, POLITICIANS AND ROYALTY subscribe to the private islands monthly newsletter. Every month you'll receive updates on new private islands which have just come on the market.

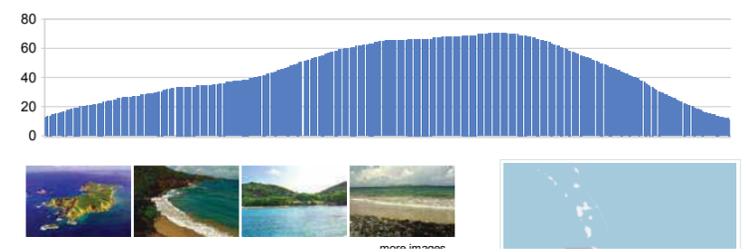
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## FINDING YOUR ISLAND ONLINE

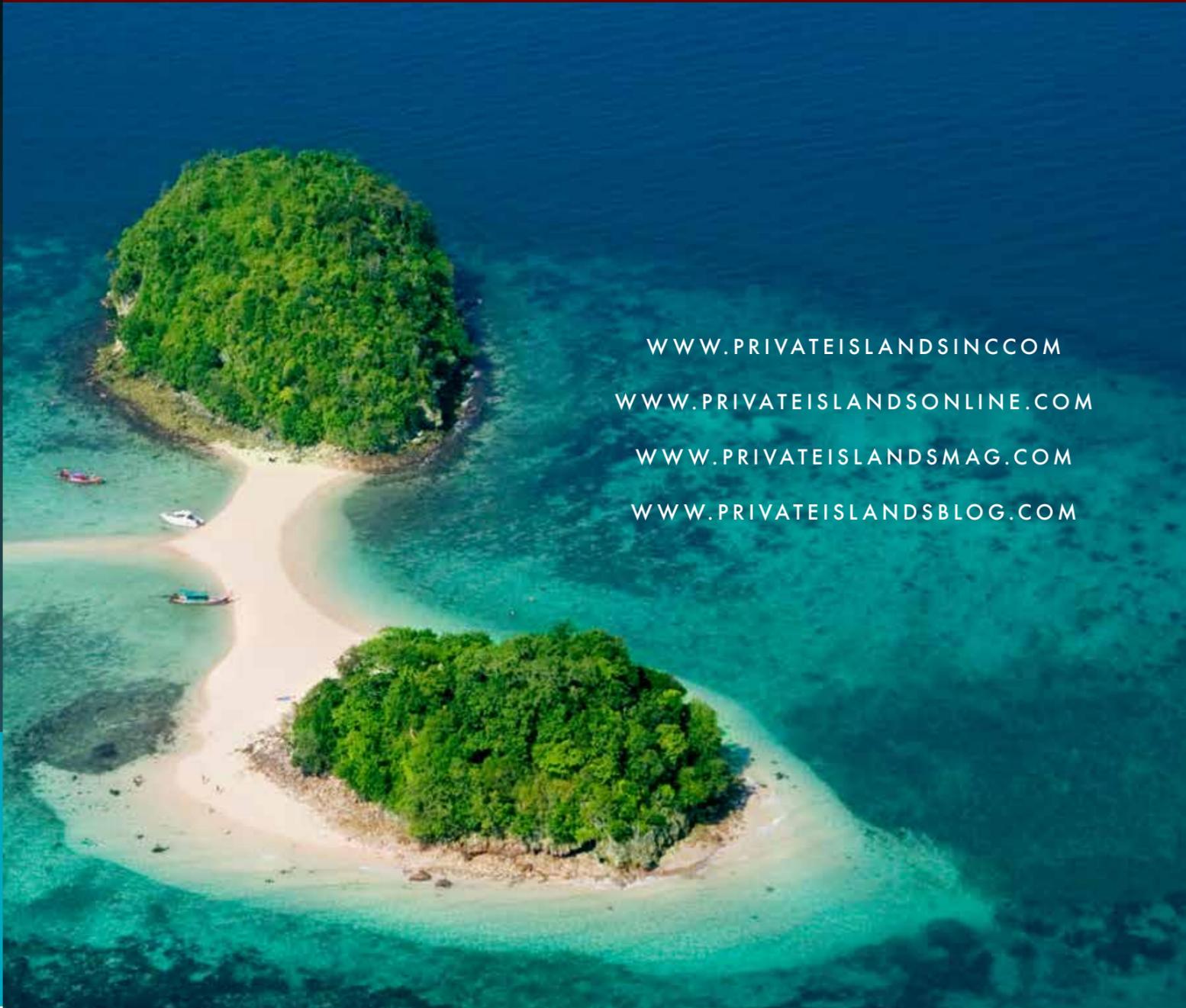
The internet is the predominant method for finding real estate, and this is especially true for private islands. There will likely be just a few scattered properties in your region of interest, and using a specialty website like [www.privateislands.com](http://www.privateislands.com) shows you the entire market at the click of a button. However, island buying online should be anything but anonymous. Make sure you're dealing with an expert who understands the island market and can offer you the guidance and information you need before you commit to the expense and time involved in viewing a property. And when it comes down to it, finding and purchasing a property online isn't all that different from buying property in the days before the internet revolution. It's about trust, reputation and expertise.

### ELEVATION FEATURE

The new private islands website features an exciting new elevation module which allows users to view elevation of specific islands as well as the surrounding areas. Users can adjust the points of reference in order to determine elevation on certain points of the island and will give potential buyers a greater understanding of the island's topography before arranging a site visit.



# PRIVATE ISLAND WEBSITES



[WWW.PRIVATEISLANDSINCCOM](http://WWW.PRIVATEISLANDSINCCOM)  
[WWW.PRIVATEISLANDSONLINE.COM](http://WWW.PRIVATEISLANDSONLINE.COM)  
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## MAIN ISLAND REGIONS

One of the paramount considerations for prospective island buyers is simply: Where? Since less than a thousand of these niche properties can be found on the market each year and are scattered in handfuls around the globe from Alaska to Australia, those with a taste for island life will often start with ownership of a private island as the main goal and be relatively flexible as to the location.

Despite their rarity, privately-owned, purchasable islands are available in most areas of the world that possess a coastline or interior lakes; making for a very broad variety of climatic, topographical, development and legal variations. While not an exhaustive list, take the time to familiarize yourself with the following summaries that describe the main characteristics of the market's top private island regions

### NORTH AMERICA

Home to a vast selection of private islands as well a large percentage of island buyers, America undoubtedly has the busiest island market in the world. From the fishing lodges and cottages of the remote Alaskan wilderness to the sunny charms of the Florida Keys, few other regions can boast such a diversity of climates and island styles. Perfect for those with busy schedules, many purchasers in the United States opt for an island fairly close to home, in places like Maine and Michigan, found within a few hours' drive of major cities like Boston and New York.

Canada also offers beautiful islands in "cottage country" areas proximate to cities like Toronto, Vancouver and Halifax, and similar to the United States, prices can range anywhere from US \$10M down to US \$250K or less. Ease of purchase and familiar ownership and development laws also contribute to North America's steady popularity, and both Canada and the USA offer international investors unrestricted freehold property rights.

### SOUTH PACIFIC

An undeniable air of the exotic surrounds island ownership in the South Pacific, the refuge of choice for isolation-seeking film stars and adventurous explorers. However, it's truly the explosion in popularity of boutique resorts that has put countries like Fiji and Australia on the island market's map, and has also made it one of the priciest regions for purchase. Home to the epic Barrier reef, the coast of Queensland is one of the most stunning locations for chic island resorts, and properties in the Whitsundays and other coastal chains command tens of millions of dollars on the rare occasion that they come up for sale. The perfect beaches and unique volcanic topography of the French Polynesian isles has made the area a desirable location for tourism development. Nearby Tonga and Vanuatu has an off-the-beaten path feel and pristine environment ideally suited to eco-tourism ventures. Although resort development in the South Pacific has the potential to be highly profitable, international buyers should also consider that the majority of these islands are available on a leasehold basis.

### CENTRAL AMERICA

With a warm year-round climate and many properties found on the Caribbean Sea, the countries of Central America offer dozens of gorgeous tropical islands at fairly reasonable prices. Panama is no doubt the most urban and sophisticated of Central America's island markets, offering proximity to the region's only truly world-class metropolis, advantageous banking and residency laws, and excellent transportation and medical infrastructure. Islands are an extreme rarity in nearby Costa Rica, but a large number of "cayes" can be had in Belize, and many for under US \$1.5M. Honduras and Nicaragua also have a smattering of properties on the market, ranging from stately Colonial homes to tiny undeveloped specks. While prices in many parts of Central America may be substantially lower than those found in Caribbean countries, those requiring outright purchase are advised to do careful research, as forms of both leasehold and freehold ownership comprise this market.

### THE CARIBBEAN

Perhaps reflexively, the Caribbean is often the first place that comes to mind when one thinks of owning a private island. With the bulk of the Caribbean islands available each year, the Bahamas offers the most established island market in the world, and also provides the allure of many celebrity-owned islands and the shopping and fine dining of Nassau. Close proximity to the United States, a booming tourism industry and a thriving expat culture also make Bahamian islands prime for development into boutique resorts, cruise ship docking points, or luxury residential communities. Full Caribbean islands available for purchase outside of the Bahamas are seldom seen, although countries like the USVI, Grenada, and the Turks and Caicos may each have one or two islands on the market each year, at prices topping out at US \$100M. Foreign island ownership in the Caribbean is primarily available on a freehold basis, although a small handful of Bahamian islands are purchasable only under long-term leases.

### ASIA

Just a small handful of Asian islands come onto the market each year, and fierce competition and hefty price tags define the market for these properties. Thailand and Malaysia are two of the hottest markets for international tourism development, and in recent years the image of these countries as low-budget havens for backpackers has been supplanted by growing numbers of ultra-luxurious resorts catering to the world's most discriminating travellers. With this new image as a high-end destination in mind, the regions few available private islands are often listed for tens of millions of dollars on a primarily leasehold basis. The Palawan region of the Philippines can be considered the exception to the rule of scarcity for private islands in Asia, as dozens of beautiful isles at surprisingly low prices are often advertised, but the country's restrictive foreign ownership laws mean that extensive due diligence and legal counsel is advised before proceeding with a purchase in this area.

### EUROPE

With sophisticated cultural centres and freehold foreign property ownership, there's no question that Europe is one of the premier locations for private islands. Particularly in the warm waters of the Mediterranean Sea- islands in Greece are some of the most sought-after properties on the international market, with prices ranging from just US \$2M to more than US \$25M. However, the sunny South is just one part of European island life. The rustic coastlines and many small lakes of the British Isles also hide numerous emerald islands that typically start at US \$4M, some even coming complete with castles or other points of historic and architectural significance. And for those with a taste for simple cottage living, Scandinavia offers what may be the continent's most affordable buys. Tucked amid the fjords and archipelagos of coastal Norway, Sweden and Finland, a number of small isles with postcard-perfect cottages can be had for under US \$1M.

## REGULATORY CONSIDERATIONS

Contrary to the expectations of many potential buyers, the isolated quality of a private island in no way reduces the impact of government regulations on you and your property. Particularly when buying real estate in an unfamiliar country, it's essential to gain a clear understanding of your rights, obligations and any legal issues that may interfere with your intended island development. Obtaining counsel from a qualified legal professional who speaks your language fluently, and specializes in real estate and foreign investment, is highly recommended.

### FOREIGN OWNERSHIP AND TITLE ISSUES

Foreign land ownership runs the gamut from outright freehold purchase, as is familiar to North American residents, to regions like Asia and parts of Oceania, where many countries only permit non-nationals to purchase leases which can vary in duration from 10 to 99 years. In addition to methods of ownership, some countries may not permit foreign nationals to own land that borders another country for security reasons, or require that access be permitted for the initial portion of waterfront, meaning your beach may not be as "private" as anticipated. Also paramount is to be absolutely certain that your seller is actually the legal, uncontested owner of the island and can transfer it cleanly. The services of a lawyer are recommended when researching land ownership, and even most small developing countries will have the equivalent of a title registry where you can view the chain of ownership of your prospective purchase, and make certain that it is not contested.

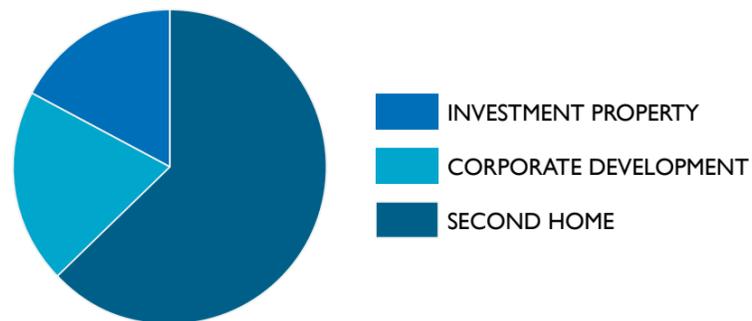
### RESIDENCY AND RELOCATION

If your island purchase is the fulfillment of a retirement dream, or you intend to live full-time on an island you're developing into a resort, make certain that you will be able to obtain residency or an extended visa. Some countries may grant automatic visas to investors who purchase land above a certain amount, who make a substantial investment in a local business, or who leave a sizable amount of money in a national bank account. Others will require a lengthy approval process, only permit brief stays of several months before requiring you to leave the country and reapply, or have unique, complex criteria you may not have considered, like health guidelines, age limits, or high proof of income requisites. Aside from obtaining qualified legal counsel, talking to other expats who have gone through the process can be very enlightening, and this can include the island's current owner, foreigners who have purchased land in the neighbouring area, and even through online forums.

### DEVELOPMENT AND THE ENVIRONMENT

With relatively self-contained, fragile ecosystems, islands are often subject to more stringent environmental regulations than mainland real estate. These properties are often also found within protected areas or national parks, and while they remain private property, development can be heavily restricted or prevented altogether. This does not dissuade the buyers who want to construct a minimal cottage or simply buy the island to protect it in a natural state, but those who intend a substantial development or tourism project need to make certain that it will be permitted. Requiring that the island's seller get the necessary approvals for development, obtaining an environmental impact study, and discovering ways to reduce the "ecological footprint" of your development will reduce the risk of your investment and prevent any unwelcome surprises after purchase.

### REASON FOR INTENT TO PURCHASE



## FREEHOLD OR LEASEHOLD?

### FREEHOLD

In the Americas, the Caribbean and Europe, most properties, including islands, can be purchased by foreigners on a freehold or “fee simple” basis, meaning that the island’s land and any buildings on the land can be owned outright and completely. This is the type of property ownership familiar to most island buyers as their experience in their country of origin when purchasing ordinary real estate. Generally considered the preferred method by which to “own” land, freehold islands will achieve a premium on the real estate market in countries or regions where leasehold islands are also available. However, the ability to purchase an island as a freehold title does not mean that no complications exist with this type of property. Special maritime laws, such as those found in Costa Rica and other areas of Central America, can mean that a certain initial amount of waterfront land cannot be owned or that the owners cannot restrict access by the public. Owners of freehold land are also still subject to government rules and development regulations and are permitted to do as they please with their property, but only within the limits of the law.

### LEASEHOLD

In other parts of the world like Asia and the South Pacific, the dominant form of property “ownership” by non-nationals is through the purchase of a long-term lease, issued by individuals, governments or corporations who maintain legal ownership. These leases are most often between 30 and 99 years in duration, a secure form of temporary possession, and there may be options available to renew or extend the island’s lease for a longer period of time. In areas where both forms of ownership are permitted, leasehold islands are often relatively inexpensive, making them a popular option for those who are looking for an alternative to costly freehold properties and may not necessarily want to pass the island through their family as an inheritance or take on the responsibilities of legal ownership. Leasehold private islands are also the only form of foreign island “ownership” permitted by countries like Thailand and the Maldives, and the high popularity of luxury resort developments and the options available to extend the leases mean that such ventures can be very profitable even without total land ownership.



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## ISLAND LIVING & DEVELOPMENT

Looking at your untouched – or just unfinished – private island, this little piece of land that will become more yours than anything you've owned in your life, it will be easy to see only its potential for paradise. However, island development is often a complex undertaking that will require a clear understanding of local laws and regulations, a substantial investment, and a willingness to take risks on unfamiliar technologies and see the advantages of “green living”. Most of all, it will take energy and passion. It may easily become an obsession and dominate your life. But while you may have fallen in love with your new island, it's important to stay sharp and not let your fantasies cloud your vision.

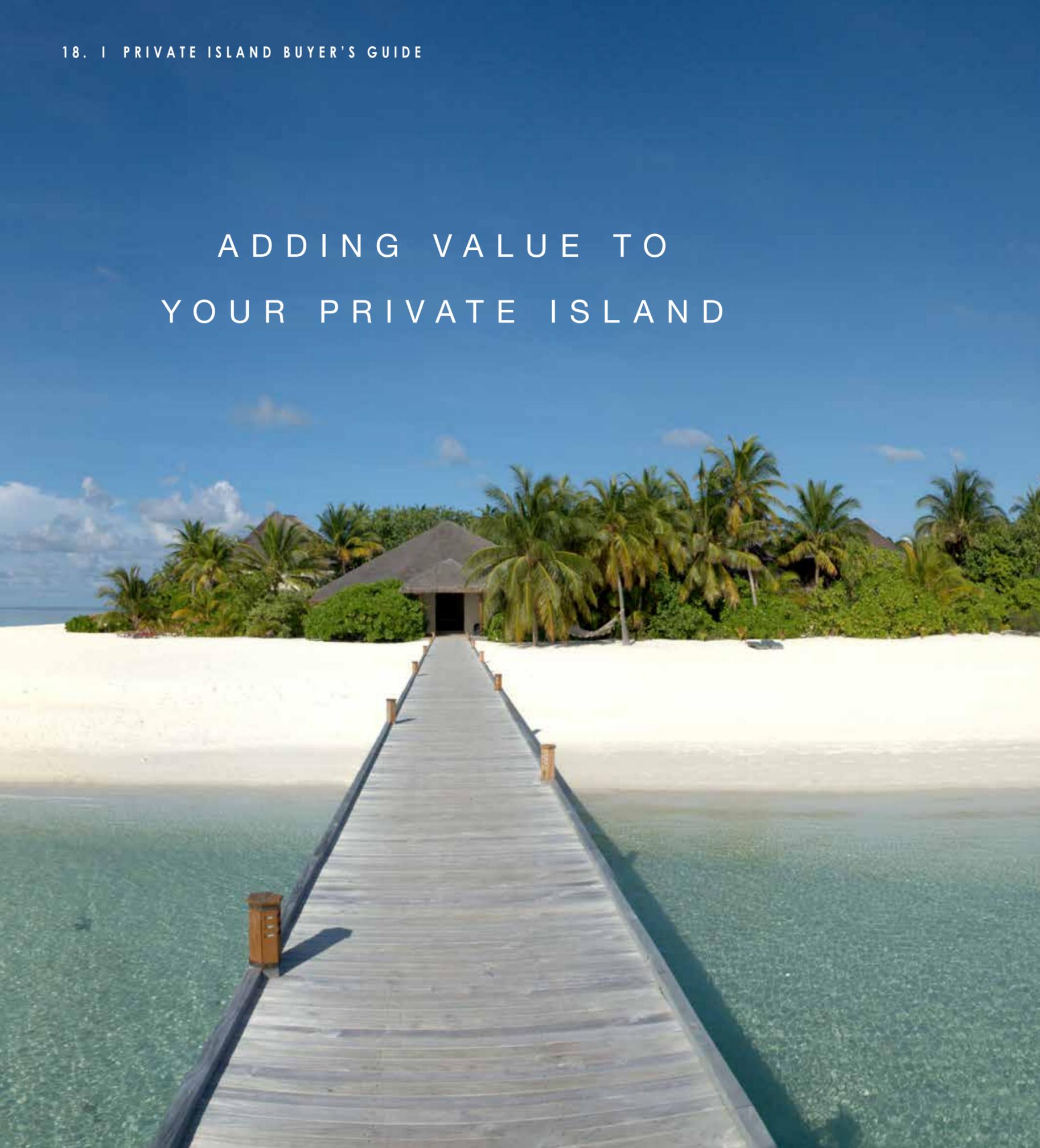
Surrounded by water and often distanced from the mainland, islands can feel quite separate from the laws and conventions of the civilized world. But make no mistake, for the rules and regulations that govern development still apply on your island, and in many cases you will need to obtain proper zoning, development permits, and an environmental impact study. When your project gets the green light, you'll need to find labour, materials and contractors, all in an environment where you may not know a soul or even speak the language. It can be intimidating, but your local legal counsel, the broker who sold you the island and the property's former owner are all invaluable sources for tips, contacts and information.

Using these tried-and-tested contacts can not only prevent

headaches down the line, but can also save you a substantial amount of money. In many parts of the world, everything has two prices – one for locals, and one for foreigners. Being personally introduced may not quite put you in the “locals” category, but will reduce the probability you'll be taken advantage of. Regardless, developing a private island is not an inexpensive proposition. Expect construction, labour and transport to cost 30% to 50% more than a comparable mainland project. However, advances in power generation, modular dwellings and sanitation mean that the cost of remote development is becoming more affordable, and more properties than ever can be entirely free from reliance on the outside world.

But innovation comes naturally for those entrepreneurial enough to chase the private island dream. Island owners have always been “early adopters” – in particular, pioneers of new technologies that will reduce their dependence on the mainland and conventional utilities. Living an “off the grid” lifestyle no longer requires giving up creature comforts like the internet, hot water and an attractive, stylish home. There's a perfect synergy between private islands and eco-friendly products – they're usually far less costly than traditional utilities or buildings, they take less time to construct and maintain, and they keep your island healthy and beautiful. The last factor is a very important thing, because you're not just the island's owner. You're its steward. This is your piece of the world to protect and care for, and if you can do it while also having the time of your life, everybody wins.

## ADDING VALUE TO YOUR PRIVATE ISLAND



When developing your island, there are many things that can be done that will not only increase your enjoyment of the property, but also add value when it comes time to resell.

- Once seen as remote and of inevitability lacking in mainland-style amenities, the proliferation of new communications technologies and buyer's lower tolerance for being out of touch with the outside world means that even rustic islands are expected to have telecommunications systems.
- Due to rapidly changing environmental regulations, it is essential for those with untouched properties to firmly establish the island's potential for development. Offering buyers a cohesive plan for development and obtaining construction permits will also reduce uncertainty and guess work, and make your island highly attractive and can add substantially to resale values.
- Insects like sand flies and mosquitoes are the bane of any waterfront property owner, and one of the smallest – yet most serious – deterrents for buyers. Reducing the pest population on your island isn't easy, but will help you make a great first impression when showing the property. Harsh chemical options are now less acceptable, but filling in marsh areas with earth or sand, draining areas of still water, and using non-toxic solutions can have a big impact on your insect population.
- Your rustic old cottage may have served your needs well, but purchasing a “fixer-upper” may be an intimidating prospect for buyers unfamiliar with constructing on an isolated island. Keeping your property in a good state of repair, freshly painted and with up-to-date modern amenities will ensure it looks current and accessible when it hits the market.
- Updating your island's old power and water treatment systems to new “green” technologies is a great way to not only protect your island ecosystem, but also appeal to the growing number of island buyers looking for an ecologically-friendly paradise. Explore options in solar and geothermal power to reduce your island's dependency on the mainland and transform it into a sustainable paradise.
- If you intend to leave your island in a natural state until putting it on the market, preparing the land on your island for eventual development will make it a standout among comparable properties. Many tropical – and some temperate – islands are predominantly marshy and will require filling with silt or sand to become stable enough for development, and undertaking this prior to sale will significantly increase your asking price relative to your investment.

## DEVELOPING YOUR TROPICAL ISLAND



Hot and steamy tropical isles with endless white beaches are what typically leap to mind when one thinks of a private island, but these properties have a variety of unique considerations that may surprise denizens of more temperate climates. For most people, the abundant sun, warm weather and relaxed lifestyle of countries like the Bahamas, Panama, and Fiji make their challenges pale in comparison to the many advantages, but the happiest expats and holidayers will be those who are fully informed and armed with knowledge of how to work with, not against, their new environment.

Filling is a necessary part of development for many coral islands like those found in Belize and Oceania, and also granite tropical islands with extensive marsh areas. The process involves dredging or purchasing large quantities of silt or sand, depositing it in any needed areas, packing it physically and then allowing the material time to stabilize and settle. Often, trees and other types of deep-root flora are planted to give added stability to the ground and prevent erosion by the sea and wind. What you'll be left with is firm, build-able ground in place of swampy marsh.

When it comes to tropical living, pests of the flying and crawling variety are a fact of life, and one the local populations have often learned to live with more or less peaceably. However, diseases and discomfort spread by insects can be magnified for those from other climatic regions who lack natural defences and protective anti-bodies. Controlling the prevalence of sand flies and mosquitoes isn't easy, but filling marsh areas, draining any stagnant pools of water, and using chemical or natural control products can help greatly. But don't forget before you visit to get all of your vaccinations for malaria, yellow fever, and other bug-born diseases.

The thick tangle of mangrove forests is a somewhat ambivalent quality of tropical life. On the one hand, mangroves are a helpful part of an island ecosystem, providing a buffer from the eroding power of the seas, a haven for fish and other creatures, and protection in case of stormy waters. On the other hand, they can be unattractive, smell

unappealing and stagnant, and it's tempting to imagine a sparkly white sand beach in their place. With this in mind, a balanced approach is needed when deciding what to do with your little jungle – for those who want to eradicate them entirely, plan on building a seawall to compensate, at least on the island's windward side.

It's a truism that things just grow faster in the tropics, and this can create some surprises for those who only visit their islands seasonally and don't employ maintenance personnel. Cement pathways, concrete walls, and your swimming pool may all look impenetrably sturdy, but inevitably contain minuscule cracks and weaknesses that provide a home for proliferating tropical flora. Vines and deep-root trees in particular can even undermine the structural integrity of your home, and the best solution is to simply keep the island maintained by a local caretaker who will nip such problems in the bud.

In most parts of the tropics, hot weather also comes with a high degree of humidity and in many cases, seasonal rains. This means that books, furnishings, and artwork are all subject to punishing dampness and may be destroyed by mould and mildew. Keep paper-based items like books, paintings and photographs in temperature-controlled rooms or in storage during the wet season, and the same goes for valuable fabrics like tapestries, Oriental rugs and delicate cushions. Hardwoods like teak and mahogany stand up to heat and moistness well, and weather-treated rattan and wicker are excellent choices.

Most tropical areas of the world are subject to extreme weather in the form of monsoons, hurricanes, and heavy seasonal rains. The battering combination of wind and water means that your residence needs to be constructed of storm-resistant materials. While not particularly glamorous, concrete is the most popular foundational material for tropical homes, and many kinds of new modular housing are composed of wind and water proof materials like concrete and steel, or come in rounded, geodesic shapes that can withstand extreme weather.



### NORTHERN ISLAND WINTERS

A far cry from tropical heat and rain – but no less of a challenge – are islands located in areas prone to extreme cold and wide seasonal temperature variations. Properties in areas like Alaska, coastal Maine, northern Ontario and Scandinavia are most often used by their owners in warmer months, and shut down in mid-Autumn until mid-Spring. Snowstorms and heavy winds mean that storm windows or heavy shutters are needed to protect the island during the winter months, and watercraft should be removed from docking and put into dry storage in areas where the surrounding waters are prone to freezing. Those who brave the cold and snow to enjoy snowmobiling, skiing and ice-fishing at their wintery retreat need to ensure that they have clear lines of communication to nearby emergency personnel and contingency plans for transportation in case of mechanical failure or injury.



**PRIVATE ISLANDS**  
B R O K E R A G E

Private Islands Brokerage offers unparalleled industry knowledge to those interested in buying, selling or marketing private islands. Owned and operated by Cross & Mosko Real Estate & Development Company, Private Islands Brokerage's CEO, Kevin Cross, is a licensed broker and appraiser who brings 20 years of experience in the Bahamas real estate market. His business partner, James Mosko, President of the Mosko Group, brings a formidable background in the development world. Together with the brokerage's exclusive affiliate, Private Islands Inc., every aspect of private islands is covered, from sales, rentals, marketing and appraisals to development, marina and consulting. Private Islands Brokerage is truly a full-service brokerage with the experience and connections to help manage every aspect of private island real estate.

Lyford Cay House  
Wespen Road  
P.O. Box N-641  
Nassau, The Bahamas  
Tel: 242-362-4018, Extension 222  
Fax: 242-362-4081  
Mobile: 242-457-1284  
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NASSAU, BAHAMAS

TORONTO, CANADA

## OFF THE GRID - ECO - TECHNOLOGY

### POWER GENERATION

New forms of energy generation have been a boon for owners of private islands. Importing utilities from the mainland has almost always been an expensive and time-consuming proposition, and the fact that solar, wind and geothermal generators are also great for the environment is an added bonus. Solar power is the most dominant new form of clean energy, and highly effective on most private islands in the form of rooftop panels or stand-alone solar collectors. Geothermal power is another green technology that has been used to success on even remote islands – about the size of an average refrigerator and able to be self-installed, geothermal heat pumps use the temperature of the ground or water sources to regulate building temperatures, heat water, and provide air conditioning. Wind power is the newest of the technologies, at least for personal as opposed to commercial use, and effective technologies for home energy production are at the initial stages of development. However, small wind-powered generators exist that can create enough energy to power your small fridge, laptop, and even your MP3 player.

### CLEAN TRANSPORTATION

When it comes to transportation to and while on your island, the desire for a non-polluting solution needs to be balanced against your needs for safety and security. Purely wind or manually-powered options like sailboats and rowboats may have little environmental impact, but the vagaries of winds, strong water currents and the possibility of your personal injury mean they aren't the best options for your primary mode of transport. Seaplanes are one lightweight, energy-efficient solution that unlike small aircraft, won't require the construction of a despoiling landing strip. For water travel, catamarans have an economical design that requires less fuel than many standard boats, and are even available in hybrid-electrical styles. But conventional boats are also becoming more energy efficient, and watercraft that employ solar and electric power systems in conjunction with diesel fuel are rapidly becoming the wave of the future for eco-conscious mariners.

### MODULAR HOUSING

Your housing is likely to be the most significant ecological footprint left on your island, but this is one area where it's easy to go green. Modular housing that's easy to transport and assemble and uses natural, green materials is not only good for the environment, but significantly less expensive than traditional construction. These types of ready-made homes and cottages come in an incredible variety of styles, from futuristic geodesic domes, to miniature Georgian estates, to innovative tree houses that won't even leave a mark on your forest floor. The average modular home will cost between US \$30K for a very modest cottage to more than US \$350K for a large residence that looks indistinguishable from a luxury urban home. And even at the high end of the price range for these homes, it's virtually guaranteed that you'll be saving money versus constructing a comparable home by traditional



means. Less construction time means lower labour costs, and the home's mass-produced kit creates an economy of scale. As many use eco-friendly woods, have built-in solar generators and require a minimal foundation, modular housing is one area where going green is friendly to both the earth and your wallet.

### WATER PURIFICATION

Clean, potable water is taken for granted on the mainland in the developed world, but on an island, it's always been the height of luxury. Not all islands have readily available fresh water sources, particularly those that can be safely or pleasantly consumed. A new generation of small, portable water filtration systems is making it easier than ever to live comfortably on even remote islands, using powerful pumps that force water through a series of high-tech membranes to emerge out the other side as fresh and clear as a drink of pure spring water. Those with only salt water to work with have a slightly more difficult time generating large quantities of water, but there are now portable saline water filters that will provide enough potable water for basic needs for a few people, and even a handy version for your boat to prevent the nightmare of dying of thirst surrounded by the tempting seas.

### WORKING WITH NATURE

High-tech products are all well and good, but when it comes to making your island an eco-friendly paradise, working hand in hand with nature is the most effective solution. Your island is a little self-contained biosphere, almost a world unto its own, and has evolved its own little tricks for keeping a healthy and thriving environment. It's important to look at everything on your island, from the chaotic mangroves, to the prolific weeds, to the tangle of decaying leaves on your forest floor, as having a special purpose within the environment that should be disturbed as little as possible. However, there are many ways to contribute to your island's health that will also make it a liveable place for a unique mammal – you. Compost religiously and you'll create less waste and return life-giving nutrients to your island's soil. Leave as much of your mangroves alone as possible and you'll prevent erosion and soil loss along your coastline. Plant sturdy trees to stabilize your soil and protect your home and island from stormy winds. Instead of harsh chemicals that may damage your flora, try planting trees like the Neem that have been shown to deter pesky insects. Not just the owner of your island, you're also its steward, and using elements perfected by nature will ensure a healthy environment for years to come.

### WATER TREATMENT

Treatment of waste water is an area where many advances have been made in the last few decades, and options for safe and convenient septic disposal have come a long way since the days of island outhouses (or expensive connections to mainland sewers). Composting toilets are one of the best options for self-contained septic systems that not only get rid of waste, but use it to your island's advantage. On a closed ecosystem like a private island, owners are often uniquely aware of the value of recycling, reusing and cutting down on waste. The process of converting human waste into safe and useable compost material can take anywhere between 3 months to a few years to complete depending on factors such as climate and temperature. A more traditional method involves the use of a buried septic tank, but will require maintenance and professional draining on a regular basis.

# PRIVATE ISLANDS 2

# PRIVATE ISLANDS

A LIFESTYLE FOR THE INDEPENDENT - ADVENTUROUS PERSONALITY

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## SELLING YOUR ISLAND

For more than a decade, Private Islands Inc. Founder and CEO Chris Krolow has advised clients from around the world on the rental, purchase, sale, investment and development of private islands and island properties. From keys to cays, isles to islets and everything in between, Chris has used his knowledge, connections and experience to navigate the seductive waters of private island rentals and ownership. Below, Chris shares his insights into the finer points of marketing an island for sale.

When selling a private island, you just can't compare it to conventional types of real estate. It's hard to overstate the importance of this idea. You can't stick a "for-sale" sign on an island, hold weekend open houses, or count on a local real estate broker to have the kinds of non-local or international clients who would likely be your target market. To successfully market a private island, you need to reach the right audience – through select media publicity and campaigns targeted to affluent purchasers – without risking the kind of over-exposure that can damage your island's prospects of selling. Rare and beautiful, islands are often noteworthy on their own – but sometimes even this is often not enough.

When I first started Private Islands Inc. more than a decade ago, I had a head start in finding the keys to successfully marketing private islands. Previously having been an island buyer, I knew the difficulty involved in locating properties, and how seeing the same island on numerous sites with different prices and details could be confusing. Even in the late 1990's, the internet was a big place, and having to hunt through dozens of outdated websites led me to create the first exclusive island marketplace. When my company launched Private Islands Online, our network of speciality brokers were able to list their islands on a popular, carefully managed online marketplace, while our clients got a thorough overview of what the island world had to offer.

My own concerns about giving private information out online – and the discretion needed to keep the loyalty of our celebrity and high-profile clients – resulted in the Virtual Island Broker. Public exposure in the media and online doesn't work for every situation, and sometimes a discrete, private approach is the best way to find a buyer. A proprietary system for confidentially matching clients with the right properties, the VIB is now one of our most successful sales tools without needing detailed information or a single image.

Nevertheless, professional, attractive images are one of the biggest assets when publicly marketing your island. They are that all important first impression, essential for getting your island in the public eye through media articles, and need to arouse the kind of passion in a buyer that may have led you to purchase your island in the first place. As you'll see throughout this guide, there's something visceral about a majestic aerial shot of a beautiful island. Informative listings that tell your island's unique history are also important, but if an ordinary picture is worth a thousand words, an island image can tell the story of someone's future paradise.

There may only be a handful of islands in your region, but island buyers often cast a wide net when looking for a property. You need to make your listing stand out from the crowd and find the right audience, and these points can mean the difference between my company having your island featured in major publications or not. It can be complex, but we'll guide you through the process. Working in partnership with an experienced, expert marketing firm like Private Islands Inc. will make sure that when finding the buyer for your unique private island, nothing is left to chance.

As many as 25% of island owners prefer not to advertise on the internet and some choose to market their island solely in Private Islands Magazine, another valuable resource for your island search.

To order your copy or subscribe to Private Islands Magazine, visit [www.privateislandsmag.com](http://www.privateislandsmag.com)

## THE PRIVATE ISLAND MARKET

To the uninitiated, the private island market has a somewhat mysterious air. Indeed, it is a small and complex area of real estate, with just a handful of specialists and some of the world's most luxurious properties. On the other hand, a private island is just a property like any other, and island transactions proceed in much the same way as those of non-island real estate. Properties are listed publicly or privately, by owners or agents, viewed by clients, and ownership is transferred legally. But the unique qualities of islands mean that while the general principles are the same, each will have its own very unique twist.

Deciding between a public and private listing can be a difficult choice for an island owner – the intense publicity that can be generated through a public listing can be helpful in locating a buyer, but not all sellers are comfortable making the details or value of their island a matter of public record. An appropriate balance between different marketing media is the most effective approach. The Private Islands Online marketplace website offers maximum exposure for your island, and the Private Islands print magazine reaches the most serious buyers without the risk of

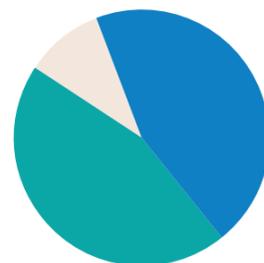
unwanted exposure. through our extensive network of industry specialists we also offer discrete methods of matching your property with a buyer.

Due to the expense and time involved in showing private islands, the relationship with your prospective buyer may well proceed significantly before a physical inspection takes place. Further, some proof of financial ability on the part of the buyer may need to be requested. Remember that islands in northern climates may only be shown seasonally due to weather conditions and due to weather events in tropical and storm-prone regions, a window of several days should be allowed in case a viewing is not possible.

The legal transfer of a private island's freehold title or lease term will proceed in a manner comparable of that to mainland real estate, with a few other small considerations. If your island has been a family possession for a significant period of time as opposed to a recent purchase, you will want to ensure that there are no outstanding claims to the land that contest your ownership. Even if frivolous, this could impede your ability to sell and may deter potential buyers.

THE MAJORITY OF ISLANDS AVAILABLE FOR SALE CAN BE FOUND ONLINE AT [WWW.PRIVATEISLANDSONLINE.COM](http://WWW.PRIVATEISLANDSONLINE.COM)

ISLAND REPRESENTATION INTERNATIONALLY



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\*Gallup International and the Worldwide Independent Network of Market Research 2012.

## DISCOVER YOUR MARKET

Your own experiences as an island buyer will be invaluable when it comes time to pass your property on to a new owner. With an understanding of the many considerations unique to private islands, offering potential purchasers the information and guidance they need will come naturally. But realizing just who those buyers are – and making sure they have the chance to discover your island – can be a challenge. As a general rule, private islands fall into three categories: properties located in a strong local market, such as those in North America, heavily international markets, like islands found in most tropical regions, and a mixture of both is common to affluent but internationally desired areas like Europe and the Bahamas.

When determining your target market, a good start is to analyze the qualities of the general area your island is located in. Properties found in northern climates, particularly developed islands in the “cottage country” areas close to major cities, will likely be desirable for individuals or families searching for a vacation or seasonal residence. For example, the many cottage islands of the Great Lakes are proximate to Chicago, Ohio and many US and Canadian cities, making these properties an ideal purchase for a weekend getaway. Coastal Maine offers numerous islands within a few hour's flight of Boston, New York and Washington DC, and just a two-hour drive from Toronto, Canada you'll find the desirable Georgian Bay. Marketing should highlight the convenience of the island's location, the amenities of the nearby area, and be focussed in the nearby major urban centres where a prospective buyer is likely to be found.

Tropical islands such as those found in Central America, Oceania and the Caribbean present another set of challenges – and the marketing may often be more complex than that for cottage islands. In most cases, the purchaser will not be a national of the country the island is located in, and may be entering into a completely unfamiliar environment and face language barriers, residency issues and the challenge of developing a property in an area where they may lack contacts and be unfamiliar with development regulations. When it comes to marketing, buyer's concerns about the safety of overseas property transactions and the probability that the island is undeveloped require the focus to be on the foreign ownership laws of the country in question, the potential for development held by the island, and the “clarity” of the island's title and surety of ownership. These undeveloped tropical islands are sought after both for personal retreats and resort developments, and are often unlikely to find a local purchaser, so marketing should be strongly international in focus and not only sell the property, but the investment and lifestyle potential of the country and region.

For the marketing of any type of private island, the most important consideration for sellers is to provide as much accurate and detailed information as possible, applicable to your most likely type of buyer and that will generate excitement for the possibilities offered by your unique property. Marketing firm Private Islands Inc. offers an informative Guide to Selling an Island with detailed advice on writing a property description, downloadable in PDF format at: <http://www.privateislandsinc.com/brochures.html>



**TIP:** CONTACT THE LOCAL FLYING SCHOOL CLOSE TO WHERE YOUR ISLAND IS LOCATED AND INQUIRE ABOUT AERIAL PHOTOGRAPHY

### MARKETING YOUR ISLAND ONLINE

Provide detailed, but concise, information relevant to your target market. Ambiguous or minimal property descriptions will generate fewer and lower-quality inquiries, and very lengthy or anecdotal prose will leave little to buyer's imaginations.

Ensure that you are reaching the right audience. There are few buyers interested specifically in private islands, so make sure to advertise your island on Private Islands Online, the most popular and highly trafficked website catering specifically to private islands.

Whenever possible, obtain attractive aerial and ground images of your island. Professional photographs are an investment, but can mean the difference between a fast sale and languishing on the market.

Beware of over-exposure. Particularly relevant to distinctive properties like private islands, having advertisements on dozens of websites that, over time, may have conflicting prices and information, will diminish buyer's trust and reduce the exclusive feel of your island.



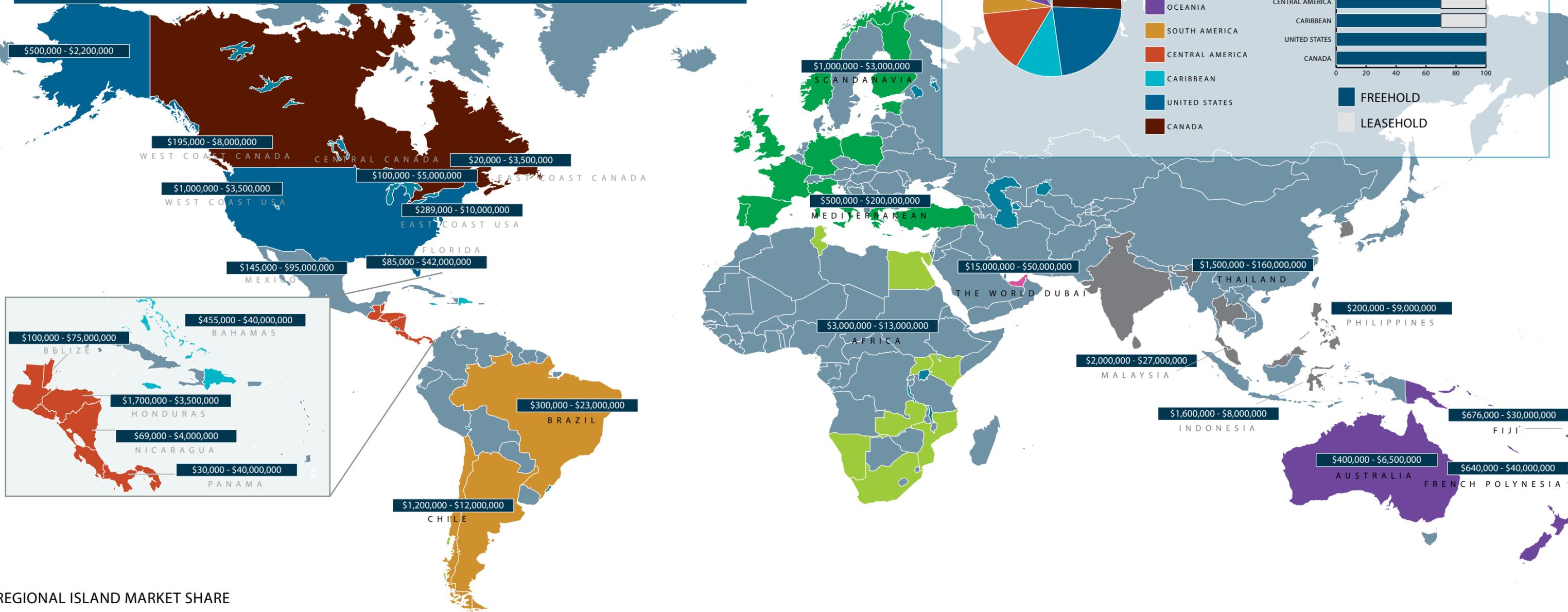
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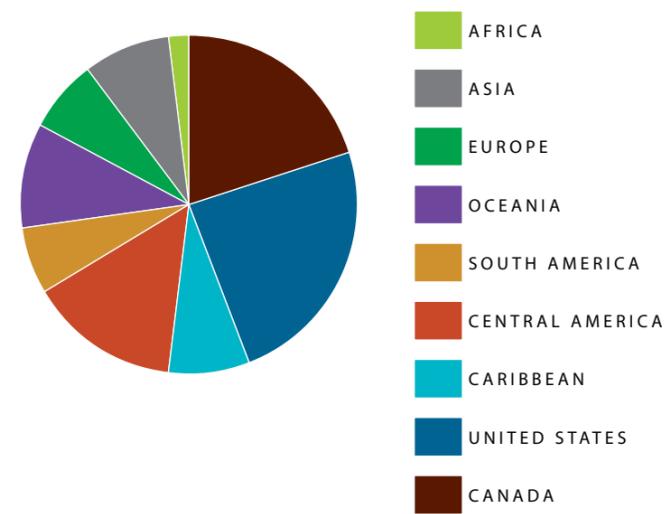


# PRIVATE ISLAND MARKETPLACE OVERVIEW

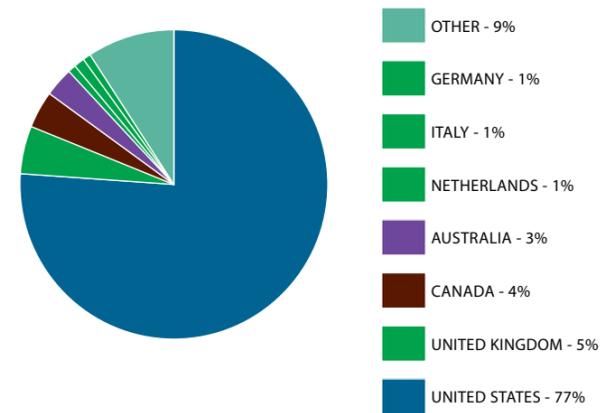
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## REGIONAL ISLAND MARKET SHARE



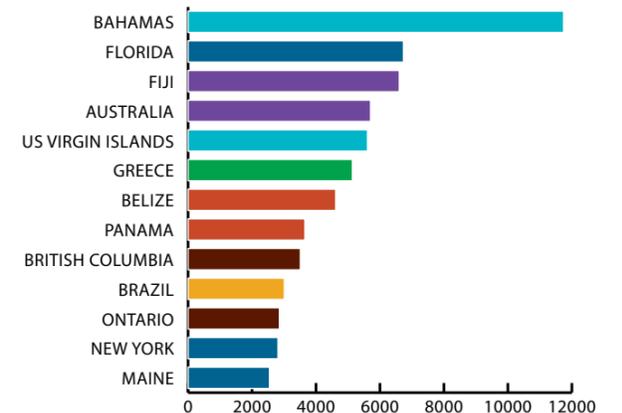
## ISLAND BUYERS BY NATIONALITY



## INTERNATIONAL MARKET VS LOCAL MARKET



## BUYER INTEREST BY REGION



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A small family business established in 1925 by founder and master craftsman, James Mosko, has grown to include multiple companies dealing in bulk materials, building supplies, general and specialized construction, marinas, rental properties, real estate, a tourist attraction, a hotel, and more.

The company was since assumed by George Mosko, who developed it further before handing over the reins to his sons James, Milton and John who have brought the companies to where they are today.

Today this family leads some of the largest, most capable and experienced building and construction companies in The Bahamas.

Having grown with The Bahamas, the Group has demonstrated its capability and capacity to overcome any obstacle.

Mosko Group has grown over the past 85 years into the industry leader, managing a diverse portfolio of real estate and construction-related businesses.

#### Looking to purchase a private island?

In collaboration with our exclusive affiliate Private Islands Online, our extensive seller network and vast expertise in the real estate industry will help you and the island that satisfies your needs.

#### Developing private island real estate?

The Mosko Group comprises multiple leading construction companies and material suppliers.

This helps us streamline the development process, transforming your vision into a reality.

From concept to completion, Mosko Group is with you every step of the way.

Contact us and out why the Mosko name is synonymous with professionalism, integrity, and excellence.

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- Mosko United Construction
- Island Site Development
- Cross & Mosko Real Estate & Development Company
- Bahamas Concrete Holdings
- NP Building Supplies
- Air-conditioning Refrigeration & Maintenance Caribbean Ltd.
- Bahamas Bulk Materials



Mosko Group  
& AFFILIATES

**James Mosko**  
President, Mosko Group.  
Em: james@mosko.com

**Milton Mosko**  
Vice President, Mosko Group.  
Em: mmosko@mosko.com

**John Mosko**  
Vice President, Mosko Group.  
Em: jmosko@mosko.com

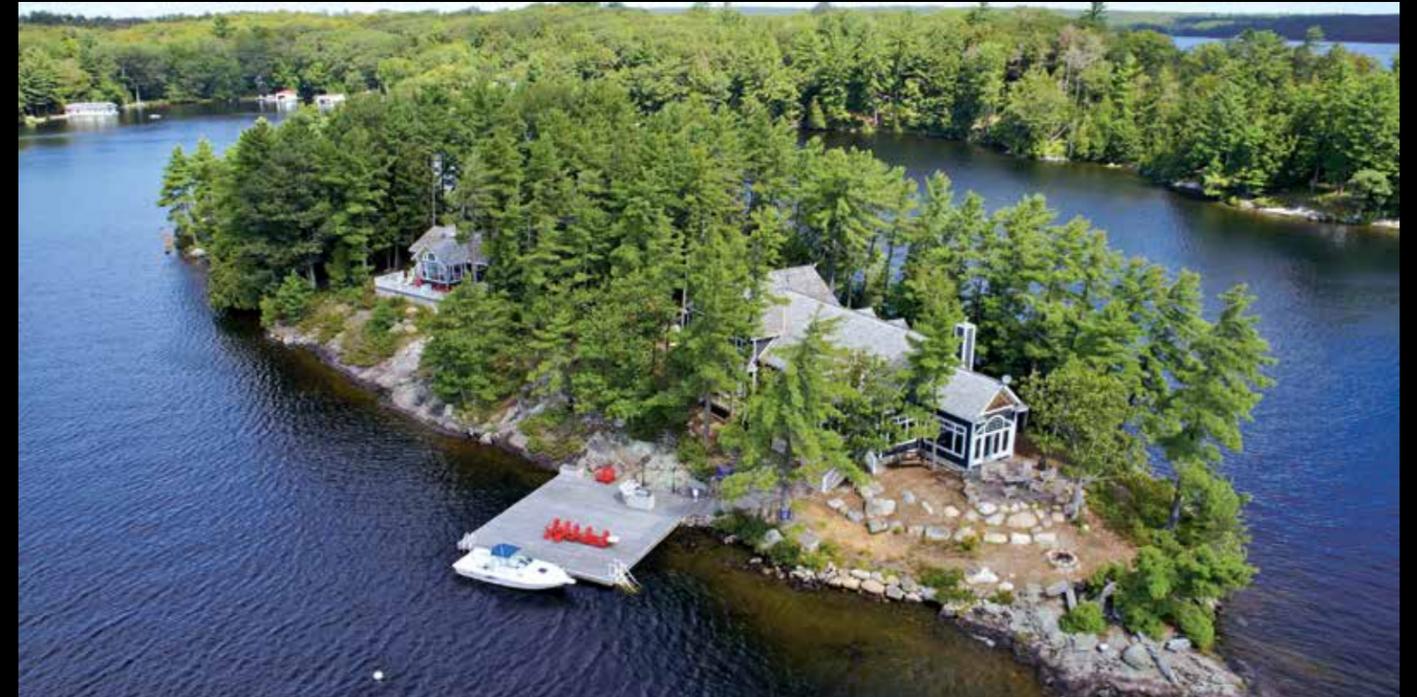
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CEO, Cross & Mosko Real Estate & Development Co.  
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### COVE ISLAND

CAD 2,995,000 | ONTARIO, CANADA | 1.15 ACRES

In Lake Muskoka, the secluded Cove Island is tucked into a protected bay and boasts impeccable maintenance with a gorgeous lake view. The main cottage was craftsman constructed in 2006.

The property's cathedral ceilings maximize the southward facing view, letting in plenty of natural sunlight and creating a loft effect between the main floor kitchen/dining room and the second floor recreation room. With four bedrooms and 2.5 bathrooms, not to mention the expansive deck and a large entertainment area atop the boathouse, Cove Island is ideal for family getaways or group entertaining.

A charming, one bedroom bunkie with a full kitchen and stone mantle fireplace rests at the waterfront. Finally, sparkling waters and a rustic firepit allow for the unforgettable Muskoka experience, day or night.

MAX HAHNE | MHAHNE@SOTHEBYSREALTY.CA | 705 441 5800



CHARLEBOIS ISLAND

CAD 3,800,000 | ONTARIO, CANADA | 36 ACRES

Charlebois Island is a 36-acre south-western facing Georgian Bay Island with 8 municipally approved waterfront lots in the exclusive area of Wah Wah Taysee. It is located south of O'Donnell Point and North of Big David Sound. This area of Georgian Bay is one of the least developed and yet is one of the most pristine.

The island is surrounded by Crown Land, a federally administered park, and hundreds of acres of land preserved by the Georgian Bay Land Trust. The island's positioning at the edge of open waters allow spectacular views to Christian Island, Hope Island and Giant's Tomb Island.

Travel distance from Toronto is less than 2 hours by car. Access to Charlebois Island is attained from either King Bay Marina or Moose Deer Point Marina. This is indeed an exceptional offering.

GEORGE WEBSTER | GEORGE.WEBSTER@MOFFATDUNLAP.COM | 416 938 9350



GINGER ISLAND

PRICE UPON REQUEST | BVI, CARIBBEAN | 258 ACRES

Situated between Virgin Gorda and Cooper Island, Ginger Island offers spectacular panoramic views of the Caribbean Sea, Sir Francis Drake Channel and 15 other islands. Phenomenal dive sites and spectacular snorkeling surround the island.

Maritha Keil | maritha@bvisir.com | 284 494 5700



LITTLE BOKEELIA ISLAND

USD 29,500,000 | FLORIDA, USA | 104 ACRES

Over 100 acres of splendor offering majestic tropical living. From the Spanish-style estate home featuring a private guest wing to the old Florida village, you are sure to be overcome with a sense of peace and serenity the moment you step off your boat.

Klaus Lang | Klauslang@michaelsaunders.com | 941 320 1223



VENICE ISLAND

EUR 12,000,000 | ITALY, EUROPE | 543.6 ACRES

This island is situated in the charming location of the lagoon of Venice with easy access to the city of Venice. The 543-acre island features 4 buildings reflecting the rural characteristics of the site, one villa and a fish farm for breeding.

Sonia Mainardi | sonia@venicesothebysrealty.com | 39 041 522 0093



SCRUB ISLAND SUITES, VILLAS AND LOTS

PRICE UPON REQUEST | BVI, CARIBBEAN | 230 ACRES

The first new luxury resort in the BVI in 15 years, Scrub Island Resort, Spa & Marina is now offering fully furnished suites and villas ranging from 2,086 to 7,200 sq. ft. Private estate lots ranging from 1.5 to 8 acres are also available. A rare opportunity.

Maritha Keil | maritha@bvisir.com | 284 494 5700



BAYVIEW ISLAND

USD 8,995,000 | FLORIDA, USA | 1.14 ACRES

A private paradise of 1.14 acres connected to the mainland by a land bridge driveway. Property features include a heated in-ground salt water swimming pool, full-size tennis court, detached garage with a top-floor guest apartment, and magnificent home.

Tracy Eisnaugle | tracy.eisnaugle@sothebysrealty.com | 941 232 3358



NISSOS SOFIA

EUR 5,500,000 | GREECE, EUROPE | 43.5 ACRES

This unique property is in the centre of the Ionian Sea and part of the Echinades complex. This green 43-acre paradise of protected natural environment offers a great development opportunity as either a private residence or a small exclusive resort.

Alexandros Moulas | a.moulas@savills.gr | 30 694 454 5660



ISLA PALOMA

USD 400,000 | PANAMA, CENTRAL AMERICA | 0.25 ACRES

Located on the north side of Panama in the Bocas Del Toro region, Isla Paloma is a private island under an acre in size, developed with a fully-equipped 2-bedroom house.

The house features loft space, a walk-in closet, 1 bath, a kitchen, dining, pantry, laundry room, garden, workshop, party-shack and beach, boathouse and swim dock. It is built with local hardwood, cana fistula, and is completely furnished. Equipped with new appliances, and stocked with all kitchen ware, bedding and bath linens, it is completely ready to move-in!

The island boasts a white sandy beach, 45' elevation, and is lovingly landscaped with xeriscape design. A variety of tropical birds and exotic tropical plants inhabit the island. Surroundings include a shallow lagoon with a circle of mangroves, as well as a beautiful reef. Magnificent views of the mountain range and spectacular sunrises and sunsets complete this paradise.

NICOLE EDWARDS | INFO@PRIVATEISLANDSINC.COM | 647 477 5581 EXT 111

SUBTLE ISLANDS

CAD 29,000,000 | BRITISH COLUMBIA, CANADA | 85 ACRES

Offering a sublime mix of serenity and modern luxury, Subtle Islands consist of the smaller 30-acre South Island and the larger 55-acre majestic North Island which are connected by a causeway. They are part of the Discovery Islands group between Vancouver and mainland British Columbia; only a 2 mile boat ride from Cortes Island or a one hour Floatplane ride from Vancouver. South Island includes 2 caretaker homes, guest accommodations, boathouse, hangar complex, service buildings, workshops, gardens, idyllic pond and unique equine-focused Barn with residential accommodations.

North Island boasts the magnificent 6 bedroom 13,600-square-foot main residence with breathtaking ocean and mountain views and expansive gardens and ponds. Two unique tree houses, other ancillary buildings and a large open bay are also found on North Island. Subtle Islands are offered on a staffed and turnkey basis - complete with all furnishings, vehicles, equipment, watercraft, and inventory.

MARK LESTER | MARK.LESTER@AM.JLL.COM | 1 604 998 6130



STURT ISLAND

SHEWELL ISLAND

CAD 4,950,000 | BRITISH COLUMBIA, CANADA | 85.6 ACRES

CAD 950,000 | BRITISH COLUMBIA, CANADA | 164 ACRES

**S**turt Island is a self-sufficient 85.6-acre private island situated in the Discovery Islands group between Campbell River, Vancouver Island and mainland British Columbia. The magnificent main residence, original log home as well as cabin all make amazing use of natural materials throughout. There are expansive decks and outbuildings.

The island itself is fully forested with towering fir and cedar, user-friendly walking trails, a network of ravines and benches, a shoreline with rock outcrops and numerous little bays.

The primary residence is a 4,800-square-foot 3 bedroom architectural masterpiece, incorporated into a rock ravine atop a low bluff just in from the ocean's edge, and slightly nestled back into the forest. From this location one can enjoy over 180-degrees of spectacular views. Primary access to the island is a 60-foot dock leading to a 3,400-square-foot oceanside deck with an attractive gazebo. This is luxurious living in a spectacular natural setting.

**S**hewell Island is a 164-acre island situated in Knight Inlet at the entrance to Tribune Channel. This is one of the most phenomenal regions on the British Columbia coast with Knight Inlet being one of the largest mainland fjords.

The island is fully forested with a mix of indigenous species including mature older growth cedar, hemlock and fir throughout with both user friendly as well as dramatic upland topography. There are believed to be some fresh water sources on the property. The diverse shoreline includes a few nice little protected bays.

The region having quick easy access to numerous waterways, mainland inlets and islands as well as the Broughton Archipelago region and Vancouver Island, is a popular route for the yachting and sailing community. Wildlife abounds with bald eagles, Grizzly Bears and Killer Whale sightings. Without question, this area provides some of the best wilderness fishing and wildlife viewing still available on the BC Coast.

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EDHANDJA@BCOCEANFRONT.COM | 250 287 2000 | 250 287 0011 (DIRECT)

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BLACK'S ISLAND

PRICE UPON REQUEST | FLORIDA, USA | 8.2 ACRES

**B**lack's Island is an 8.2-acre private island resort located in St. Joseph Bay; minutes from Florida's mainland while still feeling very secluded. Accessibility is by boat, seaplane, or helicopter; a heliport is on site. Private planes can land on a 4000-foot-long grass strip just a mile from the island adjacent to which is a ferry service owned by Black's Island. The island's main dock is 350 feet long, accommodating up to 32-foot boats.

The island boasts 26 luxury bungalows connected by a boardwalk to a four-storey, 6,500-square-foot community Big Game Club, an 18-hole golf course and lighted tennis courts. An electrical line runs to the mainland.

The island is surrounded by a 73,000-acre aquatic preserve offering some of the state's best shallow and off-shore fishing. The island is lush with 900 natural palm trees, fresh underground springs and 3 locations with natural beaches.

SCOTT MARKOWITZ, REALTOR - WATERCOLOR | SCOTT@THEPPG.NET | 850 238 2502

KEITH FLIPPO, REALTOR - ROSEMARY BEACH | KEITH@THEPPG.NET | 850 543 5187



CEDAR ISLAND VILLAGE

USD 1,750,000 | NORTH CAROLINA, UNITED STATES | 27 ACRES

Overlooking Pamlico Sound and anchored by the US Post Office, motel, restaurant, waterfront RV campground with protected harbor and boat ramp. Located on the nationally recognized NC Hwy 12 Scenic Byway at the Cedar Island Ferry Terminal.

A. Fredrick Morton Jr. Real Estate | 252-633-3068 ext: 25



BALLAST KEY

USD 15,800,000 | FLORIDA, UNITED STATES | 14 ACRES

A short helicopter or boat ride from Key West with beaches, wildlife and no neighbors for 8 miles, this key features a main 5 bedroom house with spectacular sunrise and sunset views, and a 3 bedroom guest house overlooking a palm lined beach.

Nicole Edwards | info@privateislandsinc.com | 647 477 5581



POND COVE ISLAND

USD 1,275,000 | MAINE, UNITED STATES | 58 ACRES

Located 85 highway miles from Bangor, this island has beaches, scenic ledges, thick spruce and fir trees, walking paths, wildlife, and a cozy, 2-storey 960 sq ft cottage with 2 outbuildings. A large island to romp around with a small low maintenance cottage.

Glenn Jackson | glenn@glennjackson.com | 207 942 7447



TAVERN ISLAND

USD 10,950,000 | CONNECTICUT, UNITED STATES | 3.5 ACRES

A private island oasis with year-round access via a separate mainland property, this extraordinary setting consists of a 1900s vintage residence, caretaker's cottage, boathouse, tranquil teahouse and a mainland garage/cottage with parking for 12+.

Doug Werner | dwerner@wpsir.com | 203 962 2601



ROUND ISLAND LIGHTHOUSE

USD 2,400,000 | MICHIGAN, UNITED STATES | 7 ACRES

Located in St. Mary's River in Michigan - a charming island complete with a lighthouse domicile, traditional façade and wonderful mainland property. The island has its own deck and the mainland property offers its own mooring for boats.

Mark Snyder | mark-snyder@live.com | 231 675 7711



CASCO BAY ISLAND

USD 1,400,000 | MAINE, USA/NB CANADA | 41 ACRES

Casco Bay Island features a cedar log home and wharf designed for year-round use. Solar power and propane generator. The island is geographically diverse, with several protected coves, high bluffs, meadows, a marsh, and several beaches.

Nicole Edwards | info@privateislandsinc.com | 647 477 5581



HOG ISLAND

USD 2,500,000 | NORTH CAROLINA, USA | 633 ACRES

East and West Hog Island are a chain of pristine islands amongst protective marshes overlooking Pamlico Sound, Back Bay and Cedar Island Bay. See wild horses left by Spanish explorers, and potential home sites with access to private beaches and waterways to Core Sound. NC's Ferry System links Cedar Island Village to Ocracoke Island, and NC Hwy 12 provides the only north-south link - a vital connection for island goers.

The unique culture and landscape of the communities along this route earned it recognition as a scenic byway on a state and national level. Cedar Island offers visitors easy, affordable access to world class red drum fishing, duck hunting, horseback riding, hiking, kite surfing, clamming, oysters, bird watching, and convenient access to the beautiful Cape Lookout National Seashore and the 14,000 Acre Cedar Island National Wildlife Refuge.

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MAOSONON ISLAND

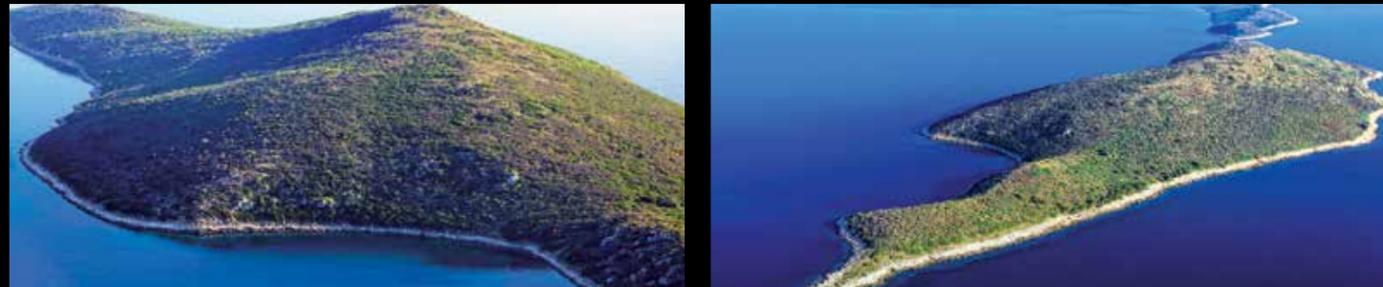
USD 6,000,000 | PHILIPPINES, ASIA | 112.16 ACRES

At just over 112-acres, the paradise sanctuary of Maosonon Island is located in Barrio of Sibaltan. It sits in close proximity to the other islands of the El Nido municipality in the province of Palawan.

Maosonon Island, translated as Mystery Island, is easily accessible from Manila. This private island is triangular and longish in appearance with a wide rear area of rolling hills. Hidden rocky coves and elevated woods stretch out further into the water, alongside a narrower promontory of vegetated plains with pristine beaches on the fringes. A sharp powdery-white tip pointing to another much smaller nearby island juts out of the water like a teardrop.

This is an excellent island for sun-seekers who crave spectacular light and warm weather all-year long. It is ideal for a high-end luxury hotel and resort development.

[HTTP://WWW.PRIVATEISLANDSONLINE.COM/ISLANDS/MAOSONON-ISLAND](http://www.privateislandsonline.com/islands/maosonon-island)



NISSOS MAKRI

EUR 13,500,000 | GREECE, EUROPE | 245 ACRES

The unique 245-acre Nissos Makri is located in the Ionian Sea, in the region of the Echinades, very close to the mouth of the Acheloos River and the islands Ithaca, Kefalonia, Zante and Lefkada. The Echinades are a group of islands in the Ionian Sea off the coast of Acarnania, Greece.

Six of the islands were recently purchased by Sheikh Hamad bin Khalifa al-Thani, the emir of Qatar. Skorpios Island, previously owned by Aristotle Onassis was recently bought by the Russian oligarch Dmitry Rybolovlev. In 1920, the British described Makri as having the finest natural harbor in Asia Minor and was also noted by the British for its forests.

The island has a stunning seashore with a 7,280 meter perimeter. It has the most mature planning status among the private Greek islands having been granted special building permissions. When fully developed, it could house 5 star hotel suites and luxurious villas.

ALEXANDROS MOULAS | A.MOULAS@SAVILLS.GR | 30 694 454 5660



LOWER BIRCH ISLANDS

USD 1,595,000 | MAINE, UNITED STATES | 31.1 ACRES

With protected anchorage and pier on the inland side and open ocean views on the south, Lower Birch Islands are a scarce combination to find along the Maine Coast.

Located just 50 minutes from Bangor, the Lower Birch Islands are a larger 23.6-acre island and a smaller 4.4-acre island. Both are covered with trees, have rocky shorelines and are surrounded by deep water with the exception of the rock, gravel and sandy bar connecting the two islands. The large island has a 3 bedroom 1,872-square-foot southern view home at 60 feet above sea level, 1 small beach, 2 outbuildings, solar power, well and septic system. The small island has a building permit for a 4 bedroom home on top of the 35-foot rise in the center with 180-degree views.

The island comes with a 3.1-acre parcel of land with 400 feet of frontage one mile away on the mainland and boat.

GLENN JACKSON | GLENN@GLENNJACKSON.COM | 207 942 7447



BIGWOOD ISLAND

CAD 6,200,000 | ONTARIO, CANADA | 36 ACRES

Positioned at the mouth of Byng Inlet and surrounded almost entirely by Crown land, Bigwood is a magnificent 5 cottage island featuring lush white pine forests, smoothly sloping granite and breathtaking western views of iconic Georgian Bay.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



PLEASANT POINT

CAD 2,250,000 | ONTARIO, CANADA | 3.03 ACRES

Located on Georgian Bay just minutes from Killbear Marina lies a beautifully designed, meticulously constructed custom built cottage completed in 2007. Having road and boat access and 4-season usage make this a highly desirable property.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



YACHT CLUB ISLAND, LAKE OF THE WOODS

CAD 1,495,000 | ONTARIO, CANADA | 2 ACRES

Perfectly located for four-season access, with expansive views and seclusion south of Coney Island. Nicely treed, with 1,600 sq. ft. main cottage, guest cabin, boat house and double slip boat port with electric boat lifts. Minutes from Yacht Club amenities, golf course docks, and bait shops.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



CARMICHAEL ISLAND, LAKE OF THE WOODS

CAD 2,100,000 | ONTARIO, CANADA | 13 ACRES

Rare virgin island in Kenora, featuring 3200 ft. of shoreline, small sand beach and three inlet bays. Low to medium/high profiles allow for recreational facilities and walking trails. Big water for sailing and fishing with 4 season access. Available electricity, internet and phonelines. 10 min boat ride.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



ROUND ISLAND

PRICE UPON REQUEST | ONTARIO, CANADA | 1.5 ACRES

A turnkey island property in the heart of Sans Souci is perfectly positioned with breathtaking views. This island offers a Main Cottage, Master Cottage and two bedroom Guest Cottage all recently, meticulously constructed by a well known builder.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



BEULAH ISLAND

CAD 1,260,000 | ONTARIO, CANADA | 2.5 ACRES

With superb open water views to the west and northwest from a sheltered harbour in the much sought after community of San Souci on Georgian Bay, this island features a multi-leveled 2 bedroom cottage, single bedroom bunkie, and dry boathouse.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



TREASURE ISLAND, LAKE OF THE WOODS

CAD 900,000 | ONTARIO, CANADA | 2.18 ACRES

Seconds from the mainland in Norman Bay, this island has total shoreline frontage of approximately 2,700 feet and is comprised of two parcels (2.18 acres and 2.58 acres) that can be titled separately if desired. Famous Coney Island public beach is across the channel and the Safeway has boat docks.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



SHORE ISLAND, LAKE OF THE WOODS

CAD 795,000 | ONTARIO, CANADA | 2.29 ACRES

With stunning southern vistas, this island has a low profile, 1,226 ft. of frontage and level, nicely manicured terrain. The triple stall boathouse has living quarters, a skeet launcher, and docks to moor a floatplane. The log cottage is cozy with modern amenities. Fishing is excellent, especially walleye.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



FAIRVIEW ISLAND

CAD 5,688,000 | ONTARIO, CANADA | 20 ACRES

This 20 acre private island located on Lake of Bays in Muskoka boasts panoramic long lake views, private beach, 3 bedroom boathouse, deep water access, parking for 5 boats, a majestic forest and its own private mainland access point.

Max Hahne | mhahne@sothebysrealty.ca | 705 441 5800



FARAWAY PROPERTY

CAD 7,850,000 | ONTARIO, CANADA | 50 ACRES

Near Killarney on a pristine swath of Georgian Bay shoreline is a cozy 4 season getaway with every modern convenience. It features lush forest and maple bush, approx. 3000 ft. of water frontage, and a surrounding necklace of protected Crown land.

Kelly Coulter | kellycoulter@sympatico.ca | 705 765 6878



BLACK STURGEON ISLAND

CAD 695,000 | ONTARIO, CANADA | 10.93 ACRES

Approximately 10.93 acres with 3,350 feet of shoreline. Nicely treed with a sheltered cove on the south end of the island. 936 sq. ft. cabin in good condition with recent upgrades, bunkhouse, docks and storage shed. Five minute boat ride from nearest landing.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



PULFORDS ISLAND

CAD 275,000- 325,000 | ONTARIO, CANADA | 2+ ACRES

Island lots minutes from mainland marinas and Lake of the Woods Royal Yacht Club. These new lakefront lots have 2+ acres of titled lands with frontages of 250 to 500 feet, sandy beaches and various points and coves. Enjoy views in all directions. Includes hydro, telephone & hi-speed internet.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



DUBEAU ISLAND

CAD 745,000 | ONTARIO, CANADA | 1.78 ACRES

This beautiful granite property perfectly located near Jones Lighthouse has a 1340 ft. shoreline including a small sandy beach with the rest of the island being Crown land. It features a 2 bedroom cottage, Boat Shop (with bedroom) and recent Guest cabin.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



KAWIGAMOG LAKE ISLAND

CAD 375,000 | ONTARIO, CANADA | 2+ ACRES

This island is located in Lake Kawigamog on the Pickerel River Lake system. This first time offering includes the original 2 bedroom cottage with many upgrades, electricity and telephone, guest cabin, shed and excellent fishing.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



PRAIA DO ALGODÃO

PRICE UPON REQUEST | RIO DE JANEIRO, BRAZIL | 29 ACRES

A peninsula bordering Brazil's thriving Atlantic Forest, offering a 7,333 sq. ft. main house, infinity pool, six bungalows, saunas and a glass wall overlooking the water. Accessed via helicopter from SJTE, 45 minutes from Rio, or by boat.

Marcelo Iacovone | iacovone@terra.com.br | 55 11 30713327



SANDY CAY

USD 3,500,000 | BAHAMAS, CARIBBEAN | 2.956 ACRES

Known as the 'Most Photographed Island in the World', this gorgeous 3 acre island served as the backdrop for Gilligan's Island. It's proximity to Nassau, Paradise Island, Rose Island and a living coral reef make this a highly desirable island.

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



WEDDING CAKE ISLAND

CAD 525,000 | ONTARIO, CANADA | 1.23 ACRES

Sitting on the Rideau System - a UNESCO World Heritage Site - and a 1.5 hour drive to Ottawa, this property comes complete with a landmark 3-tiered cottage, mainland parking for guests, boathouse, docks, storage sheds, fire-pit, and hiking trail.

Lesley Macdonald | lmacdonald@bowesandcocks.com | 613 273 3187



LITTLE BEAUSOLEIL ISLAND

CAD 590,000 | ONTARIO, CANADA | 6 ACRES

Only a 1.5 hour drive from downtown Toronto in Honey Harbour on Georgian Bay, this island boasts a recently built 3 bedroom, 3 bathroom house facing southwest to Beausoleil National Park, 4 large pink granite rock areas and white sandy beaches nearby.

Max Hahne | mhahne@sothebysrealty.ca | 705 441 5800



PRIVATE ISLAND PARADISE

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN | 38 ACRES

In the heart of the Exuma chain sits a most luxurious private resort featuring a main house, guest cottages, Harbour House, Manor House, stone chapel, spa, gym, infinity pool, docks, boats, golf carts and floatplane. This island will steal your heart.

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



WALKERS CAY

USD 19,000,000 | BAHAMAS, CARIBBEAN | 58 ACRES

Situated in the Abaco islands, this legendary fishing resort known worldwide as the premier deep-sea fishing location has a 2,800-ft airstrip, state of the art electric generating facility, a marina and approvals in place for an upscale development.

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



WHITESTONE ISLANDS

CAD 5,000,000 | BRITISH COLUMBIA, CANADA | 10 ACRES

3 islands and 4 acres on the mainland with mooring for boats up to 200 m. A 6 acre island with newly renovated 3,200 sq ft luxury home overhanging the ocean with municipal power and water. The 2 smaller islands are 0.5 acres and 2,000 sq ft in size.

Nicole Forsythe | nforsythe@jafferinc.com | 780 289 3722



SCHLOSS ISLAND

CAD 987,000 | BRITISH COLUMBIA, CANADA | 82 ACRES

A lush island situated in Koprino Harbour, Quatsino Sound features 7100 ft. of waterfront including low banks and beaches, a high point of 200 ft., 2 fresh springs, rich hemlock forest and abundant wildlife. A pure and untouched part of BC wilderness.

Ed Handja | Personal Real Estate Corporation  
edhandja@bcoceanfront.com | 250 287 2000 | 250 287 0011



TREASURE COVE

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA

A futuristic vision of eco-tourism minutes from Belize, Treasure Island will bring travelers culture and nature combined. Massive aquariums, a Seahorse Sanctuary, bungalows, beach villas, and a cruise ship dock are all part of the resort-to-be.

Irene Whiteside | irene@treasurecovebelize.net | 469 777 8227



DAYDREAM ISLAND

PRICE UPON REQUEST | QUEENSLAND, AUSTRALIA | 45.7

Located near the Great Barrier Reef, this island boasts a 296-room luxury resort, spa, 74 staff rooms, a marina, and an impressive owner's residence. Easy access to multiple mainland ports as well as mainland electricity and water are an added bonus.

Richard Vanhoff | vanhoff@ozemail.com.au | 0415 107 515



CAPTAIN WILLY'S CAYE

USD 549,000 | BELIZE, CENTRAL AMERICA | 2.5 ACRES

Captain Willy's Caye is surrounded by the crystal clear waters of the Caribbean Sea where fish abound all around. This 2.5-acre caye is just an 8.5 mile boat ride to Belize City on easily navigable route and less than 2 miles away from the Barrier Reef.

There is docking for two 60+ foot boats as well as a 100-foot pier with a thatched roof palapa at the end for relaxation over the water. The main thatched 2400-square-foot building is linked to a smaller islet which houses an octagonal, thatched recreational environment by a soon to be completed suspension bridge.

There is a perfect westward facing beach on the lee side of the island for swimming, and from this vantage point, Belize City is visible. Star gaze at night, watch sunrise and sunsets, and enjoy unpolluted air and water.

JOHN ESTEPHAN | EMERALDBELIZE2006@YAHOO.COM



PEROTS ISLAND

USD 15,000,000 | BERMUDA, CARIBBEAN | 8.16 ACRES

The spectacular 8.16 acre fully landscaped Perot's Island is located on sparkling Riddell's Bay. The great Bermudian stone manor house and property are at once charming and expansive. This enchanted isle is perfect for the active lifestyle enthusiast or those who want to enjoy quiet serenity.

The 13,500-square-foot main residence boasts many desirous features including a majestic 30 square foot drawing room with 18-foot ceilings, upper level balcony, fireplace and French doors onto a terrace, cedar library, formal and informal dining rooms with garden view, 7 bedrooms - each with en-suite, 2 powder rooms and staff quarters.

Amenities include 2 pools, tiered fountain, pool deck with BBQ, 2 bed pool pavilion, tennis court, walking track, private beach with jetty, boathouse with apartment, 3 boat slips, 2 registered moorings, chapel, greenhouse, 200,000 gallon water tank and more. The mainland has parking for 6 cars and a sheltered dock. A unique opportunity.

BUDDY REGO | BREGO@REGOSIR.COM | 441 292 3921



OHANA

PRICE UPON REQUEST | FLORIDA, UNITED STATES | 2.57 ACRES

Magnificently poised on 2.57 pristine acres on the Gulf of Mexico, you'll find Ohana, a tropical hideaway inspired by the spirit of coastal South Africa and southern Indonesia. This rare retreat is composed of an enclave of organic structures extending to meet the Gulf with a hardened seawall, preserving privacy while ensuring shore protection.

The residence offers 3 pavilions reminiscent of a Balinese luxury resort, providing space for extended family to enjoy the incredible living areas, and for guests to discover their stunning private beach house. The main residence has natural Hemingway coral stone courtyards and walkways which lead to outdoor living areas, brimming with exotic palms and native plants.

There is a private tennis court, a free-form pool with elevated spa and a grand palm thatched canopy for al-fresco dining. Take a few steps toward the shore to miles of white sandy beach, where days are beautifully-spent soaking up the Florida sun.

DEBORAH BEACHAM | DEBORAHBEACHAM@MICHAELSAUNDERS.COM | 941 376 2688



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