

# PRIVATE ISLANDS

A LIFESTYLE FOR THE INDEPENDENT - ADVENTUROUS PERSONALITY

SPRING/SUMMER 2020

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VELAA PRIVATE ISLAND, MALDIVES - COVER



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# GLADDEN

PRIVATE ISLAND

A swirl of turquoise and aquamarine lagoons cradle Gladden Caye, an island fringed with white sand in the heart of Belize's Barrier Reef. This island jewel harbors your own private sanctuary, a casually elegant villa designed for up to two couples, with the full service of a luxury resort.





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Pictured: Celestial House, Long Bay, Tortola, British Virgin Islands

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CHRIS KROLOW

PUBLISHER, PRIVATE ISLANDS

Our Spring/Summer 2020 issue of Private Islands arrives in a time like no other. We're all trying to navigate a new world of travel restrictions, social distancing and isolation amid a global pandemic. We're seeing priorities shift, with a greater appreciation for moving at a slower pace and having more time dedicated to loved ones. The desire to escape city living and seek out remote natural spaces is stronger than ever. I've received a huge increase in island inquiries of all types, because all over the world, people are dreaming of finding their own sanctuary—a protected place with ample room to host their family and friends. Having so many conversations with fellow island enthusiasts has been a bright spot in this challenging time. At Private Islands, we will always respect the measures required to keep each other safe, but we will never stop planning for the future, or helping you to do the same.

In this issue, we have a very special guest editor, Annick Belanger, who not only has created Panama's most high-end private island retreat, Sweet Bocas (p. 20), but also incorporated support for the local community into her business model. On page 46, we present Big Grand Cay Archipelago, the rare opportunity to purchase a cluster of islands in The Bahamas, with an updated resort already in place; while Batchawana Island (page 40), located within Lake Superior, is one of Canada's largest privately owned islands. And for those who have retired and want to hit life's reset button, Victoria Point Cays (p. 48) in The Bahamas and Royal Sunset Island Resort in Tonga (p. 64) represent affordable small resort ownership options. I'm also involved in the acquisition of several islands in southern Belize, where Gladden Private Island is already a success story, and have a first-of-its-kind project in mind that has opportunities for investors.

Enjoy the mental break as you island hop through these pages. I hope you spend time right now focusing on the things that are most important to you, and are never too afraid to take a chance on your dreams.

Chris Krolow  
Publisher, Private Islands Magazine  
CEO, Private Islands Inc.

ESHPABEKONG ISLAND ARCHIPELAGO

CAD 2,950,000 | ONTARIO, CANADA | 17 ACRES

This stunning four-island archipelago, which encompasses 17 acres and has a man-made protected harbor, is easily accessible from Honey Harbour or King Bay Marina. Eshpabekong Island, the largest in this quartet at 10.5 acres, is the site of a 2,575-square-foot, 3 bedroom, 2 bedroom one-and-a-half story timber frame cottage—rustic luxury at its finest. Wraparound cedar decks deliver 360-degree water views, and the home's interiors equally complement the lakefront setting with majestic views from every room. Completely off the grid, Eshpabekong Island operates on solar power, backup generator and propane, and has two septic systems already in place as well as a workshop/utility structure with sliding glass windows and surrounding decks. A 100-foot dock ensures safe arrival to the island sanctuary as well as a jumping off point to explore Georgian Bay's 30,000 islands. The three undeveloped islands are 3.6 acres, 1.72 acres, and 1.06 acres, and are covered in the same smooth granite as the main island.

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PRIVATE ISLANDS INC.

Our flagship website, Private Islands Online, was instrumental in launching the market for private islands. With more than 1000 islands for sale or rent and a subscriber base of more than 70,000, it's the first stop for potential island buyers to begin their search for paradise.

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## ANNICK BELANGER

CREATOR OF SWEET BOCAS PRIVATE ISLAND ESTATE



My husband had a business opportunity 15 years ago in Panama, and at the time, I was looking for a home somewhere hot. He called me and said, “You should come down here because there is a lot going on and plenty of options for you to choose from.” The first place he took me was Bocas del Toro. When I got to the archipelago and especially the spot where Sweet Bocas is now, it was love at first sight! I was a part of the Canadian National Swim Team for 15 years, so my relationship with water is obviously a special one, but it was also the energy, aura and ambiance there. I knew right then this was going to be a place where I could create something magical.

When we first bought the “property,” it was really a dead swamp. Having to build everything from scratch—from the water filtration system to the septic, electricity and all the earthworks—has been quite an adventure! We even built a wood shop to mill the lumber we brought in from a teak farm on another island in the archipelago for the all-teak villa. But what I have always loved most in life is creating environments where people feel good about themselves and are able to exchange their thoughts and ideas amongst others. That’s what true luxury is for

me. If you want to come for dinner in our beautiful dining room wearing a pair of shorts and a t-shirt, no one will care. It’s also about self-sustainability and being able to be independent from this crazy world we live in. Growing your own fruits and vegetables, cultivating your own seafood and having your own chickens and eggs also is one of the highest standards of true luxury. For me, authenticity equals true luxury. Living on a coral reef and witnessing pristine nature first-hand brings me a tremendous amount of joy—seeing fish and turtles reproducing, listening to birds singing and hearing the monkeys howling. And let’s not forget about a smile from an employee. That always warms my heart and brings me such inner peace.

From the moment I seriously started to think about Sweet Bocas, I told myself I had to create something extremely meaningful that also would make a difference in people’s lives on a daily basis. All of my life, I have witnessed my father changing thousands of people’s lives and I was at a point where I wanted to do the same, in my own little way. For a few years now, we’ve partnered with a nonprofit organization called Give & Surf, which is active with 10 indigenous communities of the Ngäbe-Buglé on six islands in the archipelago of Bocas del Toro. Its mission is to empower the local communities of Bocas del Toro through education and community development. It’s fulfilling to have Sweet Bocas be a part of these efforts.

Annick Belanger



SWEET BOCAS

PANAMA, CENTRAL AMERICA

Nestled on a private island within the Bocas del Toro archipelago is Sweet Bocas, a retreat established as a way to experience luxury sustainably and more authentically.







Discovery is part of daily life in the westernmost part of Panama, where there is an archipelago named Bocas del Toro, meaning “mouth of the bull.” Legend has it that back in 1502 the sound of immense waves crashing against volcanic rocks reminded conquistadores of the roar of a bull. For centuries this archipelago housed native tribes and freed slaves, pirates burying treasures and merchants looking to establish themselves. Today surfers and travelers are the ones visiting Bocas del Toro, where they find the best swells in the Caribbean and so much more.

Nestled on a private island within this archipelago is Sweet Bocas, a retreat established as a way to experience luxury sustainably and more authentically. Inspired by her father’s commitment to providing vocational education to thousands worldwide, founder and creator Annick Belanger has poured her heart and soul into the evolution of the estate. Guests who stay at Sweet Bocas have the opportunity to relax and recharge while they learn and give back. The commitment to empower and protect the environment, our bodies and our cultural exchanges permeates every aspect of the Sweet Bocas experience. The estate boasts the largest freshwater private lake in the archipelago and is designed with a fully functioning permaculture farm. It is connected to a nine-room villa furnished with the finest amenities, which delivers 360-degree views of tropical paradise and absolute privacy. It is no wonder that Sweet Bocas attracts travelers seeking to disconnect by reconnecting with nature, culture and themselves. The guest list, which is highly guarded, includes an Oscar-winning producer and director, actors, fashion icons, real estate titans, Wall Street bankers, tech entrepreneurs and philanthropists.

A day at Sweet Bocas begins with birdsong at sunrise. The estate’s 30-foot yacht and her captain are ready to take surfers in search of the perfect break, guided by world champion pro surfer Terry Simms. After surfing, coaching and exploration, it’s back to the retreat for lunch







prepared by Wilmo Ordoñez, head chef and permaculture manager at Sweet Bocas, using ingredients grown on site. Having worked for top restaurants in the world, such as Claus Meyer's Gustu in Bolivia, Wilmo is now developing new farming practices and farm-to-table cuisine that resonates with the Sweet Bocas mission as well as guests' palates. After lunch, some may catch more waves, others may choose to explore the grounds or to visit a local community and volunteer with one of their organizations. In the evening, Wilmo will prepare a seven- or eight-course meal that guests can enjoy while conversing about the legacy of the Ngäbe-Buglé tribe that has populated the area for centuries.

Given that Bocas del Toro boasts the best and most underrated surfing in the Caribbean, it makes sense that pros like Terry Simms gravitate there. It's also important to remember that Bocas del Toro has a local community watching over this tropical paradise, which is why Sweet Bocas, along with Terry Simms, advocate and support Give & Surf. The locally embedded organization provides education and community development to indigenous tribes and welcomes volunteers. Through these partnerships, Sweet Bocas trains local people in permaculture, hospitality and sustainability—skills they can share in their community.

Bocas del Toro is a must-go destination not only for surfers but also for anyone seeking the real Caribbean, while Sweet Bocas is the rare find that strikes a perfect balance between luxury and social impact. The roar coming from the mouth of the bull has been too quiet until now. It is time to give Bocas del Toro the credit it deserves as a premier location for sustainable cultural exchanges as well as memorable, authentic experiences.

For booking inquiries, email [info@sweetbocaspanama.com](mailto:info@sweetbocaspanama.com) or call +507 6068 9017.





THE RIDGES  
GEORGIAN BAY, ONTARIO, CANADA





In the heart of Georgian Bay cottage country, where the fresh air carries a hint of pine and the nearest neighbors are tucked away from view, is a two-island private compound offering total serenity. Located south of the entrance to 12 Mile Bay, with protected access, The Ridges features a 10.5-acre main island with a stunning Frank Lloyd Wright-inspired glass and wood compound. It has more than 4,000 feet of shoreline complemented by a 1.5-acre island with 1,200 feet of shoreline. The main island has expansion capacity for three additional secluded building sites, each with water frontage and dock access.

With walls of glass to maximize the southern and western exposure and a screened-in porch up in the trees, the island's summer home complex integrates the natural beauty of its surroundings into the living space. It is fully powered by a computer-controlled solar system seamlessly backed up with a propane generator. Its elevated perch delivers unobstructed views of O'Donnell Point Provincial Park, a prohibited-use nature preserve; Georgian Bay; and a few small islands that also are protected under the Canadian parks system. The main house has two bedrooms, including a master suite that spans the second floor and provides a 360-degree panorama. With its attached, heated two-bedroom extension and two-bedroom bunkie, the compound can sleep up to 16. A great room with fireplace serves as a central gathering point and is connected to the open kitchen and dining room. Sliding doors open onto a tiered deck system that provides outdoor dining space and expansive views as it descends to a secondary deck and then to a platform for sunbathing and watersports. There are two sets of docks, a cargo lift and sheltered mooring space for four large boats. Pathways connect the gazebos located at both ends of the island.

The Ridges is only a two-hour drive from Toronto and a 15-minute boat ride from the full-service Moose Deer Point Marina, which offers a direct water taxi to the house. Port Carling shopping; the Muskoka Lakes, home to 26 golf courses; and the San Souci recreational area are nearby in some of the world's most beautiful waters.



#### THE RIDGES

Georgian Bay, Ontario, Canada  
12 acres

#### PRICE UPON REQUEST

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VELAA PRIVATE ISLAND  
MALDIVES, ASIA

Thoughtful design is the hallmark of Velaa Private Island, with each of the 47 butler-serviced private villas, houses and residences immersing guests in nature, comfort and privacy.





Less than 120 miles north of Male, in Noonu Atoll, lies Velaa Private Island, an ultra-exclusive boutique hideaway that showcases its stunning Indian Ocean setting while elevating the definition of luxury. Its name means “Turtle Island” in the local language, homage to the protected sea turtles that nest on its shores. A turtle motif pervades the property, from contemporary design flourishes that mirror the patterns of a turtle shell to the view that greets seaplane arrivals—overwater villas constructed to resemble a turtle’s head, with the nearly 50-acre island forming its body.

Thoughtful design is the hallmark of Velaa Private Island, with each of the 47 butler-serviced private villas, houses and residences immersing guests in nature, comfort and privacy. One-bedroom beachfront pool villas decked in mahogany feature private pools, an ocean-facing al fresco dining area, and outdoor bathroom connected to a garden atrium. Two-bedroom beachfront houses are ideal for families. Overwater accommodations are set along an extended jetty for uninterrupted ocean vistas and up-close marine life viewing. Four-bedroom Velaa Private Residences sit on a private stretch of icing-sugar sand, accommodating up to 10 guests in more than 14,500 square feet of indoor-outdoor elegance—a rarity in the Maldives. For the ultimate in privacy, the one-bedroom Romantic Pool Residence, suspended above the lagoon, is only accessible via boat.

The retreat’s equally luxurious dining experiences range from the ocean-view CRU Champagne Lounge and modern European cuisine of Aragu to Tavaru, a Teppanyaki grill in a tower that also houses the Maldives’ largest wine cellar. In-villa or destination dining are always on the menu. The newly updated Velaa Spa offers holistic healing therapies, as well as one-of-kind facilities, such as Cloud 9, a state-of-the-art light therapy pod. Velaa Golf Academy has a putting green, simulator and tailor-made instruction. Every water sport imaginable is within reach: paddle boarding, kite surfing, yachting, big game fishing and, of course, scuba diving rarely visited reefs. It’s even possible to explore deeper waters on a semi-submarine tour or snorkel after dark to observe fluorescent marine organisms. At Velaa Private Island, the options for a perfectly curated escape are as endless as the aquamarine sea.

For reservations, call +960 6565 243 or email [reservations@velaaaisland.com](mailto:reservations@velaaaisland.com).







HUCKLEBERRY ISLAND PROPERTY  
THOUSAND ISLANDS, ONTARIO, CANADA

Some islands have a charm so special and a setting so perfect that they're simply irresistible. Almost a quarter century ago, when Jim Wallace and family were anchored in an area that they'd already loved for many years—the blissful Admiralty Group of the Thousand Islands in Ontario's Saint Lawrence River—they happened to notice that a property on Huckleberry Island was for sale. Though the condition of the 1910 home was far less than perfect at that point, Wallace—a real estate developer—saw immense potential and recognized the priceless value of the location, just a mile and a half offshore with breathtaking river views.

The Wallaces quickly purchased the three-acre property and, over 18 years, restored and expanded the historic house and added an adjacent guest house, turning it into a private family compound which now can sleep 16. With four bedrooms and two baths, the two-story main house also includes a living room, dining room, kitchen, sunroom, laundry room and front porch. A spacious rear outdoor entertaining deck and covered breezeway lead to the two-bedroom, one-bath guest house, which also has its own living room, dining room, kitchen and front porch. Both homes offer bright open-plan layouts, with charming handcrafted red pine walls and ceilings, handcrafted Mennonite wood furniture, stone fireplaces, updated kitchens and baths and high-speed internet. The property features a full boathouse with crib docks, as well as a side dock and a 60-foot floating dock. Five boats ranging from a canoe up to a 26-foot Lyman are also included.

The glorious and mostly natural property is wooded with cedar, pine, maple and birch. A freshwater private shoreline on the Saint Lawrence River of more than 1,300 linear feet provides sensational views in all directions, while a protected east-facing bay harbor with deep water offers excellent swimming and a sandy beach cove. As many of the Wallace's guests have already gushed about Huckleberry Island, "Spend a few days here, and it'll make you rethink what's important in your life."



**HUCKLEBERRY ISLAND PROPERTY**  
Thousand Islands, Ontario, Canada  
3 acres

**USD 1,300,000**

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ISLAND JD 181  
NORTH CHANNEL, ONTARIO, CANADA

The beautiful North Channel of Lake Huron is home to some of Ontario, Canada’s most idyllic scenery, where deep green pine forests and pink granite rocks meet clear sapphire waters and crisp, azure skies. Now you can own a 2.2-acre private island with stunning views to this North Channel glory, including a bright and serene two-story, two-bedroom cottage. With gorgeous cedar interiors and pine floors, the 1,357-square-foot cottage includes a comfy living room with striking channel views, a dining area and stylish kitchen, and a ground floor bedroom and bathroom with shower and portable toilet. Up on the second floor, a spacious, lovely loft has plenty of room for beds as well as a sitting area, perfect for taking in the south-facing views and scenic surroundings from its large windows. Fully insulated, the cottage has vinyl siding and a metal roof, and many of its windows have been updated.

Garden doors off of the cottage’s dining area lead outside to a deck and a picnic area atop the island’s bedrock. Beyond the cottage, the island is home to a handsome sauna, an outhouse with extra room for storage, a boathouse with solar panels, a dock, and a small generator building and woodshed. The island is also nicely treed and has trails throughout, and it’s blessed with the wild blueberries for which the North Channel is renowned.

Access to the island is safe and easy by boat, and there’s a public parking spot on the mainland. The island is located at the end of Pine Ridge Road South, just five minutes to the east on Highway 17 from the town of Thessalon, where you’ll find plenty of shopping and services. And for even more civilization, Sault Ste. Marie is just an hour further to the west.

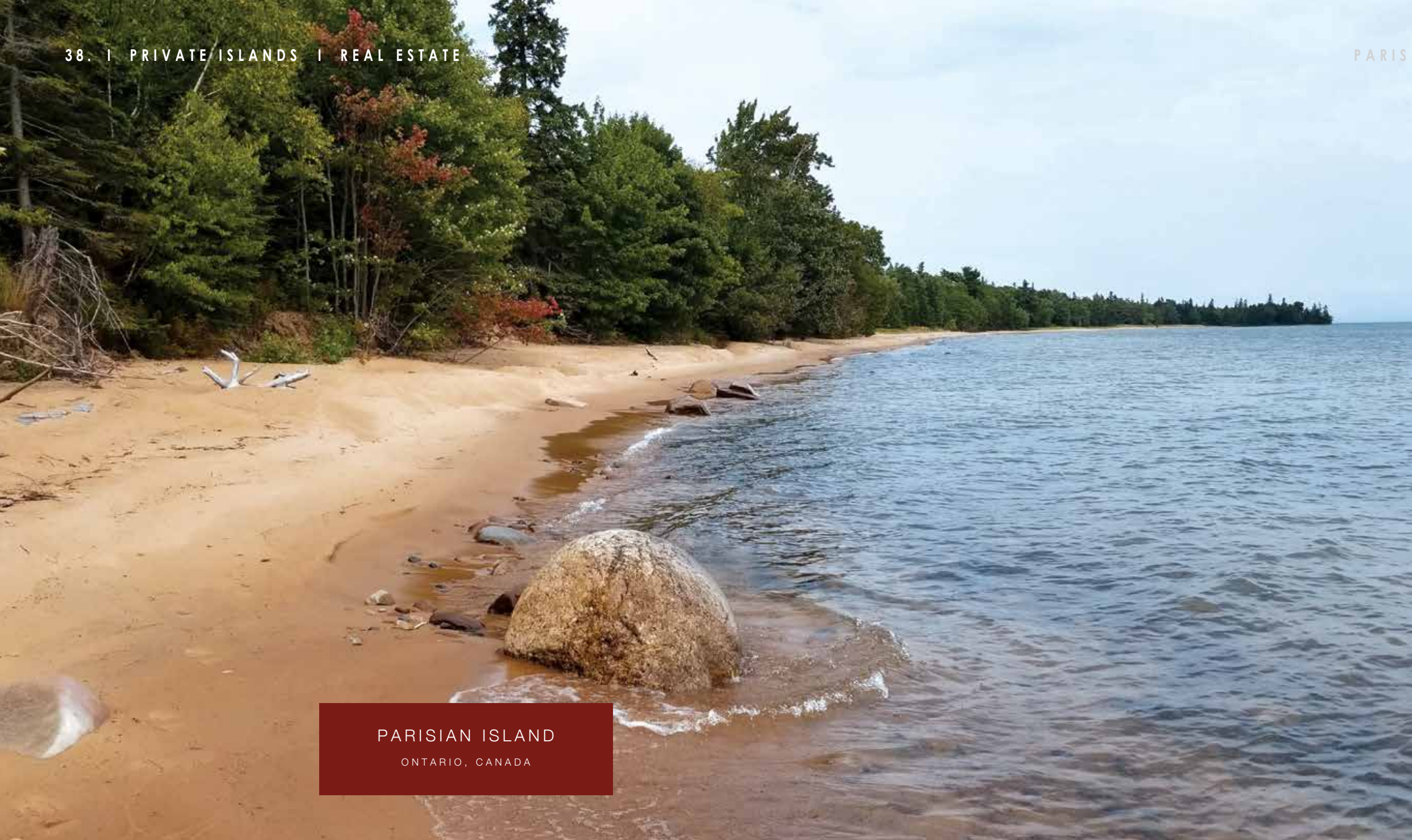
**ISLAND JD 181**  
Ontario, Canada  
2.2 acres

**CAD 259,900**

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PARISIAN ISLAND  
ONTARIO, CANADA



On Whitefish Bay, in the narrow eastern neck of Lake Superior, lies Parisian Island, a hidden gem of untouched woodland and broad, open stretches of sandy shoreline. The vast majority of the uninhabited island's 2,250 acres are protected Crown land designated as a conservation reserve that can never be developed. But encompassing the island's most hospitable terrain is a freehold 114-acre parcel on the southeastern corner that includes more than a mile of beachfront with soft, white sand.

Crystal-clear water laps at the shore, pure enough to drink—and safe for a brisk swim. Smooth pebbles in every color of the rainbow glisten at the water's edge, and driftwood dots the sand. Beyond the beach, the land transitions from meadows to virgin forest populated with beech, white birch, spruce and pine. The hills of the Canadian mainland, six miles east, cast a delicate purple shadow across the horizon.

This rare combination of seclusion, unspoiled nature and large acreage lends itself to many development opportunities, from a sizeable private estate or corporate retreat to a beach resort or group camp that incorporates activities in the island's wilderness. Some of Lake Superior's best fishing is found in the area, including trout and whitefish. Thanks to its size, the parcel also could be divided up for seasonal cottages without sacrificing privacy. Paths could be easily created through the undulating ground of the forest, and the meadows could accommodate an airstrip. An additional 10-acre water lot that extends 300 feet offshore comes with the package.

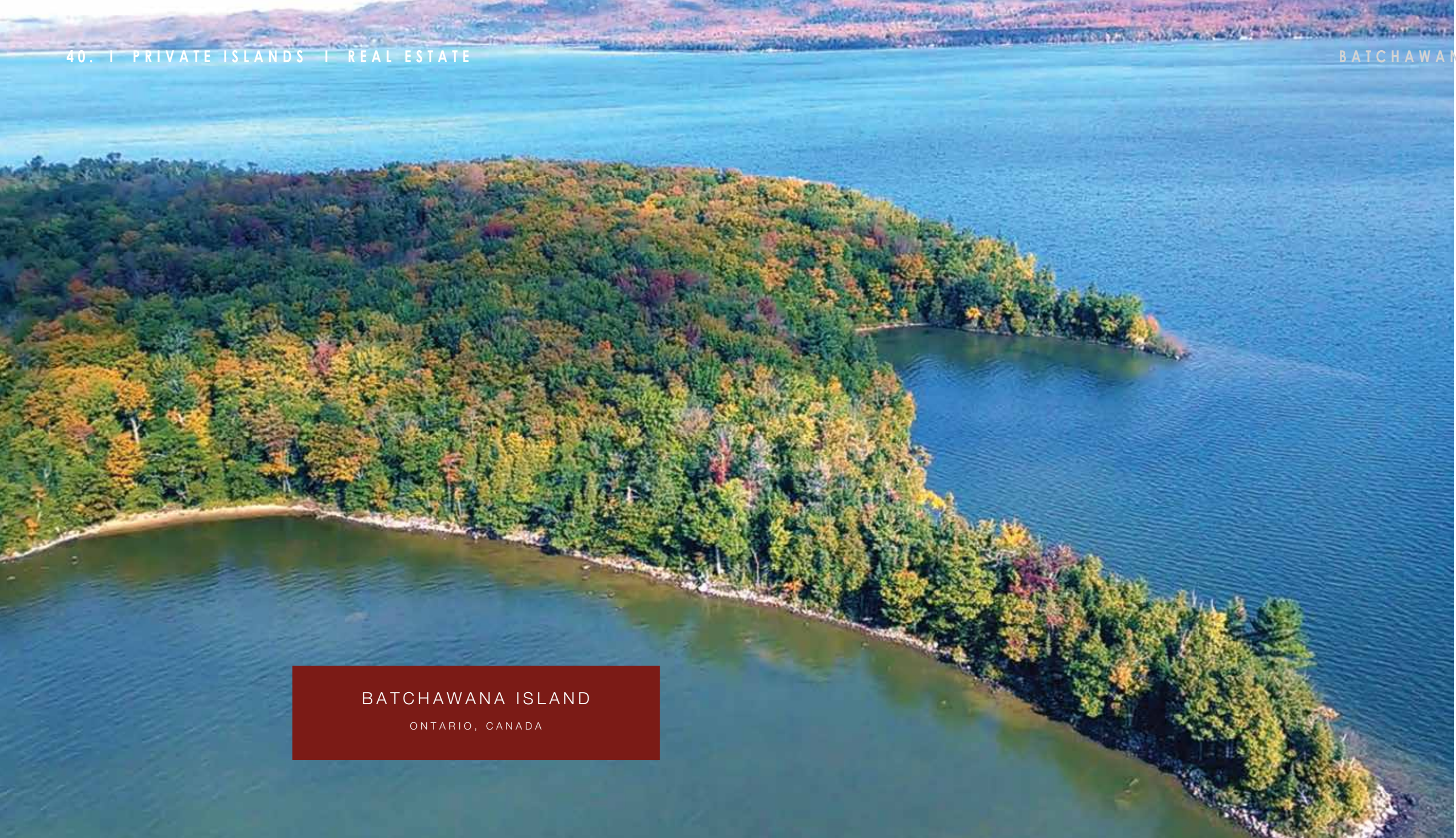
Although remote, Parisian Island is accessible via a 10-mile boat ride from the small towns of Gros Cap or Goulais Mission in Ontario or a 15-minute helicopter ride from Sault Ste. Marie near the U.S./Canadian border, less than a two-hour private flight from Detroit or Chicago. On the southwestern tip of the island, a historic lighthouse stands watch, ready to guide its new residents safely home.

**PARISIAN ISLAND**  
Ontario, Canada  
114 acres

**USD 900,000**

**INQUIRIES**  
David Graff  
davidgraff123@gmail.com  
1 401 862 4222





BATCHAWANA ISLAND

ONTARIO, CANADA

A superlative private island can now be yours. Set in Lake Superior—the largest of the Great Lakes, and the biggest freshwater lake on Earth—Batchawana Island is also one of Canada’s largest private islands, at a whopping 5,200 acres. Still in the same pristine condition that it’s maintained for more than a thousand years, Batchawana Island serves as a quiet sentinel in Batchawana Bay. It’s borne witness to the countless generations of First Nations, Hudson Bay fur traders, European explorers, and, more recently, solitude seekers and travelers who’ve come to this beautiful area of Ontario.

Batchawana Island offers the unique opportunity to acquire a significant land holding with extensive timber value (details available to qualified purchasers), as well as the potential to create a lasting legacy property for generations to come. Further possibilities for this incredible asset abound, including developing it into a private hunting or fishing lodge or a more public hospitality-style venture. Zoning provides for a wide variety of residential, recreational or other uses.

Adding to Batchawana Island’s allure is its position in Canada, a stable country with a strong and growing economy and a high standard of living for its diversified population. Coupled with significant natural resources and its “living landscape,” Canada continues to attract high levels of foreign investment in the form of both human and financial capital.

Batchawana Island is just minutes from the mainland shore, and just 45 minutes north of Sault Saint Marie and the United States border via the Trans-Canada Highway. Mighty Toronto is just a 75-minute flight away from this massive beauty, with the Ontario city of Sudbury even closer at just 50 minutes away by plane.

**BATCHAWANA ISLAND**

Ontario, Canada  
5200 acres

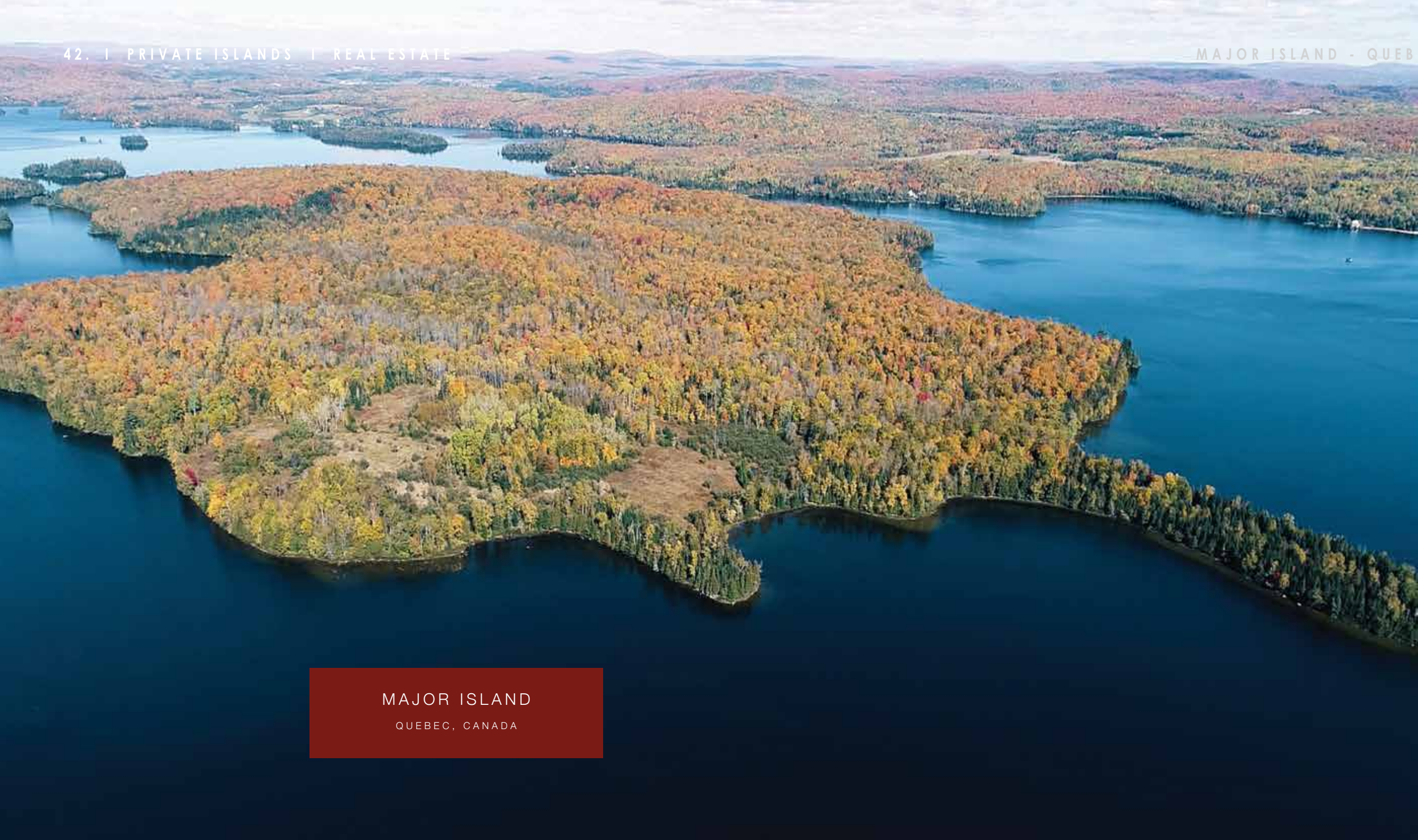
**USD 10,750,000**

**INQUIRIES**

Superior Way Land Acquisitions  
For more information, please submit  
contact form at [batchawanaisland.com](http://batchawanaisland.com)







MAJOR ISLAND  
QUEBEC, CANADA

Set in Lac-des-Îles, one of the most beautiful lakes in Quebec's Laurentians region, Major Island is a gorgeous 530-acre stunner, of which the majority—the large southern portion, 412 acres in all—is now available for sale. This huge property has already been surveyed and subdivided into more than 200 lots, some of which can be further subdivided to include even more individual lots. Moreover, there's enough additional room in undivided areas to create an 18-hole golf course, a resort and a private landing strip.

Ownership of this island property grants legal access to a mainland dock, beach and parking. Major Island's surrounding Lac-des-Îles is a fishermen's dream, home to many species including walleye, muskie and pike. Nearby Mont-Laurier, known as the capital of the Haute-Laurentides, is just a 15-minute drive away, and offers a wide range of facilities and services, including golf, skiing, cycling, a cinema, a hospital and shopping facilities. Also nearby are Montagne du Diable Regional Park, and the well known P'tit train du Nord, a 144-mile cycling trail along a disused rail line.

The same owner of this Major Island property has another uniquely valuable Laurentians parcel for sale just 20 minutes away—a 75-acre lot in Notre-Dame-de-Pontmain, completely surrounding and including Lake Roger. The property has been surveyed and subdivided into 20 shoreline lots, some of which can be further subdivided to include even more individual lots. Access is via a private road.

Both beautiful properties, Major Island and Lake Roger, are brimming with development potential, and are located just two hours from Ottawa or two and a half hours from Montreal.

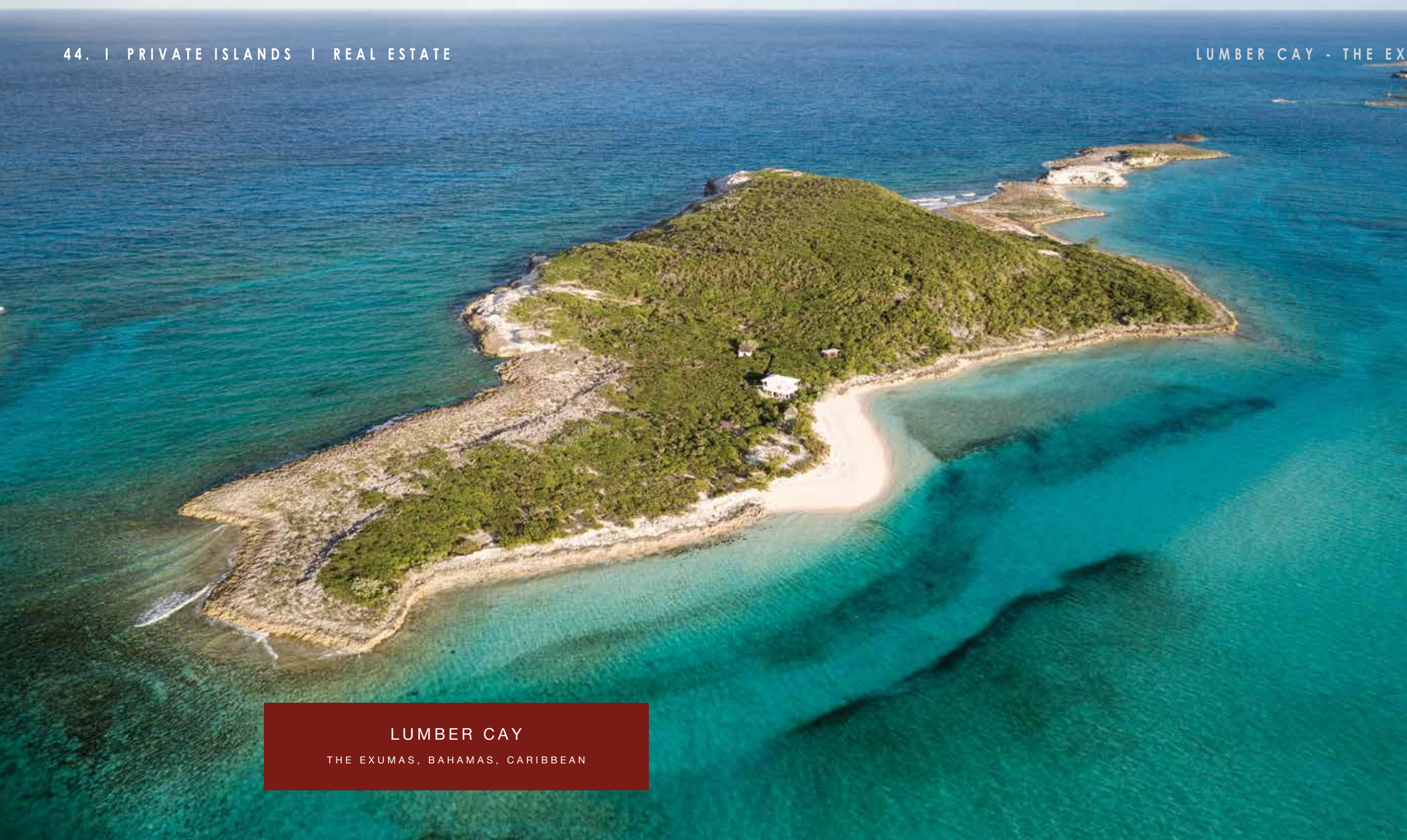
**MAJOR ISLAND**  
Lac-des-Îles, Quebec's Laurentians, Canada  
412 acres

**USD 1,500,000**

**INQUIRIES**  
Gilles Arseneault  
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1 819 208 6111







LUMBER CAY  
THE EXUMAS, BAHAMAS, CARIBBEAN

In the Exumas, the resorts are exclusive, the white sands are free of footprints, and the water shimmers in shades of turquoise and sapphire. Consisting of 365 cays and islands 35 miles southeast of Nassau, this tropical archipelago is the Bahamas at its natural best. The island chain is divided into three key areas: Great Exuma and Little Exuma, which are known for their laidback vibe, and The Exuma Cays, home to celebrity hideaways, beachfront resorts and luxury retreats.

In the heart of this oceanic playground sits Lumber Cay, a 30-acre freehold private island featuring lush native vegetation and its own powdery white-sand beaches. Situated only 700 feet from Staniel Cay, undeveloped Lumber Cay is easily accessible via its popular island neighbor's 3,000-foot airstrip and 18-slip marina.

Think of it as a blank canvas for creating a dream escape: either an estate for the exclusive use of family and friends or a one-of-a-kind resort to entice the affluent travelers already captivated by the area's relaxed style. Lumber Cay has the advantage of proximity to numerous tourist attractions, including the world-famous swimming pigs of Big Major Cay; the underwater cave system made famous in the James Bond film Thunderball; "the Mile Long Sandbar," a perfect sunbathing strip of white sand that emerges from the sea at low tide near Big Farmer's Cay; and the colorful coral reefs of the Exumas Land and Sea Park.

Several major national and international airlines offer daily, bi-weekly and weekly flights to Exuma International Airport, providing easy connectivity to Lumber Cay. There is also regularly scheduled charter flight service into nearby Staniel Cay Airport, Black Point Airport on Great Guana Cay and Farmer's Cay Airport.

**LUMBER CAY**  
The Exumas, Bahamas, Caribbean  
30 acres

**USD 9,400,000**

**INQUIRIES**  
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SIRbahamas.com







**BIG GRAND CAY ARCHIPELAGO**  
ABACO, BAHAMAS, CARIBBEAN



With 700 tropical islands set against blue-green sea in proximity to the U.S. mainland, it's no surprise The Bahamas rises to the top of many real estate wish lists. Most of these islands remain in families for generations or are privately traded—which makes Big Grand Cay Archipelago at the northern tip of the Abaco Islands the opportunity of a lifetime. It's not just a single island, but a 213-acre turnkey luxury resort that includes Big Grand Cay, Bakers Cay, Sandy Cay, Mermaid Cay, Seahorse Cay, Spongers Cay, Felix Cay and an unnamed cay.

Acquired in 2015, the property features two main residences and eight beautifully appointed cottages, all on the beach or waterfront. An Asian-themed Great House with vaulted ceilings, floor-to-ceiling doors and windows, chef's kitchen, onyx bar, second-story dining and modern gym serves as the island's focal point and delivers sweeping views across the pool, marina and archipelago. Perched on a nearby hill is the original four-bedroom manor home from the 1950s, which has hosted many celebrities. Three new cottages—a one-bedroom and a pair with two bedrooms—sit on an idyllic white sand beach a short buggy ride across the cay, each with private spa tub and indoor/outdoor shower overlooking the beach. Coconut palms fringe the northern shore, accentuating the tropical appeal. On an elevated point nearby is a renovated octagon-shaped cottage, while a trio of three-bedroom cottages lines the coast. A hotel-style building can house up to 30 workers and provides a recreation, dining and kitchen area. Other infrastructure improvements include generators and water makers, tennis and basketball courts, a floating dock marina and serviced roads.

Located a quick boat ride from Walker's Cay, Big Grand Cay Archipelago offers a luxurious launching point for snorkeling and diving the spectacular local reefs or deep-sea fishing for blue marlin, grouper and snapper. This private island collection, perfect for a vacation home, resort or corporate retreat, is not only a rare find on some of the most sought-after sands in The Bahamas, but it's also available at less than the building costs.

**BIG GRAND CAY ARCHIPELAGO**  
Abaco, Bahamas, Caribbean  
213 acres

**USD 29,000,000**

**INQUIRIES**

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VICTORIA POINT CAYS  
BAHAMAS, CARIBBEAN

What could be better than a glorious tropical retreat spread over two separate cays and nearly ten acres, located in a tranquil part of the Bahamas? The same, if it comes with a fascinating link to both Hollywood and literary history. Victoria Point Cays are set just south of Mangrove Cay in the South Bight of Andros (the Bahamas’ largest island), and feature all the required amenities for comfortable modern living, coupled with the surrounding natural beauty that only the Bahamas can offer. The property’s two homes — a main house with two bedrooms and two baths, and a guest house with three bedrooms and two baths — were built in 1953 by author Nelson Hayes, writer of the book upon which the 1941 Paramount movie “Bahama Passage” was based. The film, which followed the intra-island intrigues at a Caribbean salt plantation, starred Madeleine Carroll, Sterling Hayden and a young Dorothy Dandridge, and was based on Hayes’ novel from the previous year — which a Publisher’s Weekly reviewer would much later dub the worst book of all time. Of course highly subjective, the distinction has only added to the enduring lore of this now very rare work.

Both of Victoria Point Cays’ homes were built with 15-inch concrete and Bermuda roofs, and are served with electricity, telephone and internet service by underwater cable. Fresh water come from the mainland by an underwater piping system, as well as from a cistern and fresh water wells on the island. The main house features a living room with fireplace, a library, a fully equipped kitchen, ceramic tile floors, front and back patios, and a gazebo. The guest house meanwhile has a small bedroom, a sitting room, a galley kitchen, and an outdoor bathroom with shower on the first floor, plus two bedrooms, a bathroom, and a large wrap-around covered porch on the second floor.

With beautiful shallow waters on one side and the world’s third largest barrier reef on the other, South Andros is known for its excellent diving and bonefishing, as well as its abundance of conch, lobster and crab.

**VICTORIA POINT CAYS**  
Bahamas, Caribbean  
9.5 acres

**USD 3,100,000**

**INQUIRIES**  
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www.HGChristie.com





CALIVIGNY ISLAND  
GRENADA, CARIBBEAN

Welcome to the incomparable Calivigny Island, an architectural masterpiece of two all-suite villas and three beach cottages with room for 40 guests.





ALL IMAGES © GUILLAUME PLISSON



Imagine stepping onto one of the world's most exclusive private islands and being greeted with a glass of top-shelf champagne, celebrating your arrival into a realm of total luxury, utter pampering and complete personalization. A place where Michelin-starred chefs will dazzle you with their culinary artistry, where a stunning French Colonial and Balinese Beach House awaits with a palatial 4,000-square-foot master suite and Roman-style Jacuzzi room, and where a behind-the-scenes team of 80 hospitality experts have created magic on every level, tailored specifically to you.

Welcome to the incomparable Calivigny Island, an architectural masterpiece of two all-suite villas and three beach cottages with room for 40 guests. Spread over 80 lush acres, Calivigny boasts two pristine beaches and sweeping views of the Atlantic Ocean and Caribbean Sea, all just 10 minutes away from mainland Grenada. With a well-established reputation for complete privacy and total discretion for its discerning guests, Calivigny and its elite staff are ready to cater your every whim, and they cordially invite you to use the island as a blank canvas for your wildest imagination. A range of celebrity fitness trainers, massage therapists, nannies and international entertainers are all available on request to deliver the rarified Calivigny experience to the top end of the luxury market. "We curate the finest things in life to make our guests' dreams a reality," says the island director. "For us, paradise is personal."

At the heart of Calivigny Island is its spectacular Beach House, the perfect setting for sophisticated entertaining and relaxation. Ten sumptuous suites overlook the ocean and tropical gardens, while an oversized rotunda opens onto a luxurious marble terrace and glistening pool with swim-up bar. The striking Overhang House offers nine more magnificent suites with breathtaking terraces overlooking both the Atlantic and the Caribbean, with its own freshwater pool and direct beach access.

The house's curated contemporary art collection is complemented with modern interiors from famed luxury furniture designers.







ALL IMAGES © GUILLAUME PLISSON

A trio of two-bedroom beach cottages complete the accommodations, providing guests with the most intimate experience possible. Each cottage features exquisite custom-designed furniture, a gourmet kitchen, a private outdoor Jacuzzi and a large outdoor terrace—all set just steps from a white sand beach and crystal waters, for unsurpassed splendor that's truly heaven on earth.

The sparkling turquoise waters around Calivigny Island offer a huge array of possibilities, from the thrills of jet skiing, fly boarding and water skiing to the somewhat slower pace of windsurfing, kayaking, paddle boarding, snorkeling and scuba diving. On Grenada's main island, just minutes away, you can soak up centuries of history, taste local rums and world famous chocolate, and explore the markets of St. Georges. Back on Calivigny, opt for one of the island's famed cooking classes, explore the lush gardens, be pampered with a soothing massage, or just relax in a beachside hammock. In the evening, enjoy a festive beach bonfire, a fireworks display created just for you and your guests or take in a movie under the stars on giant outdoor screens.

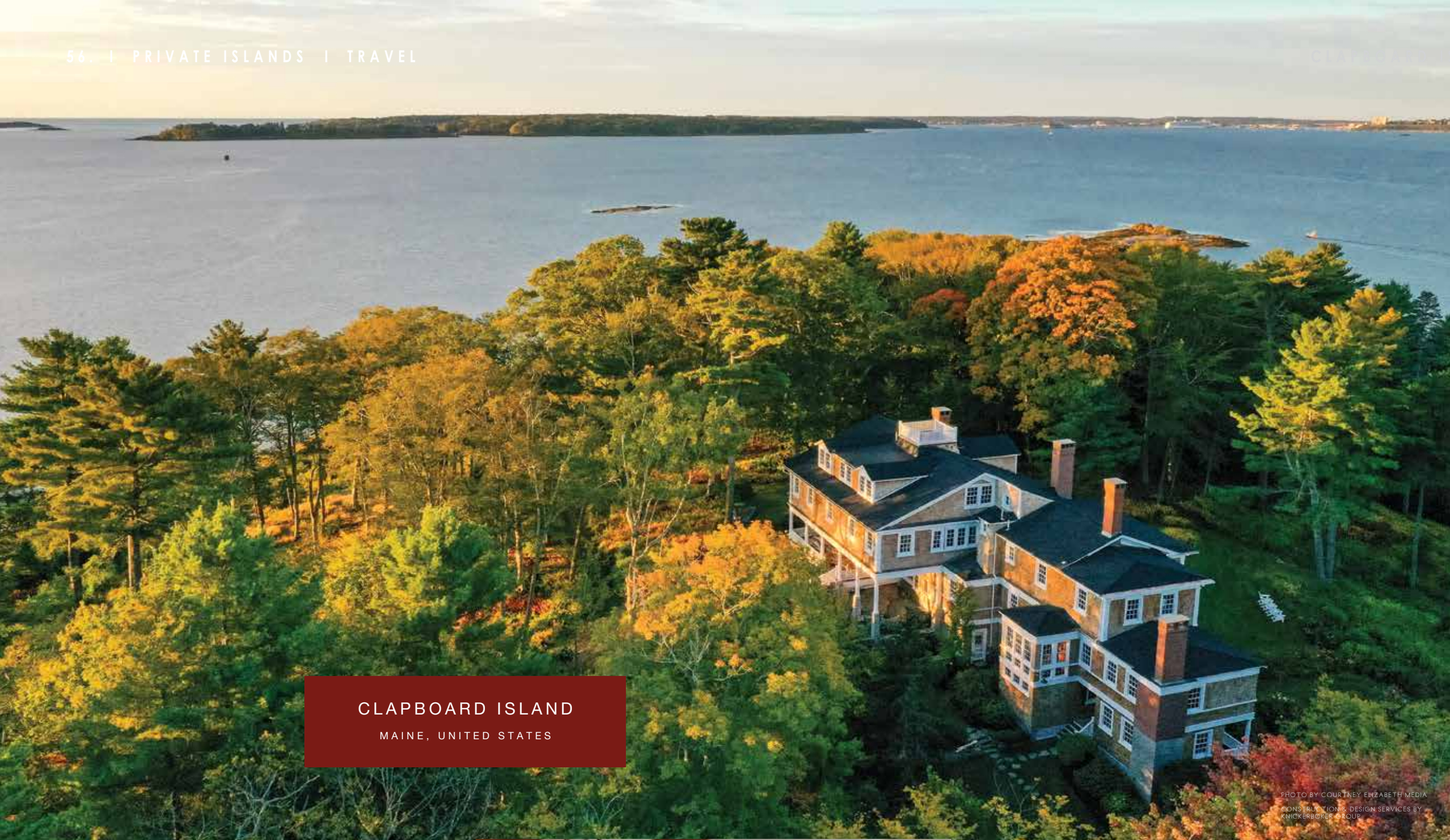
Calivigny's privileged location outside the hurricane belt in the Southern Caribbean makes it a tranquil, year-round island playground, perfect for your lavish wedding, family celebration, executive retreat or film production. Year-round flights from New York, Miami, Atlanta, Toronto and London serve nearby Maurice Bishop International Airport, where all guests are personally greeted by management and arrive on the island by private boat within 30 minutes of landing. Of course you can also come to Calivigny Island by private yacht, with docking facilities both on the island itself and at nearby Secret Harbour Marina.

Catering to those who appreciate the finest things in life, Calivigny Island "reflects a new level of luxury travel to discover," says the island director. "Our guests have complete freedom to do as they please, on their own schedule, surrounded by exquisite beauty and comfort."

For reservations or more information, email [enquiries@calivigny-island.com](mailto:enquiries@calivigny-island.com).







## CLAPBOARD ISLAND

MAINE, UNITED STATES

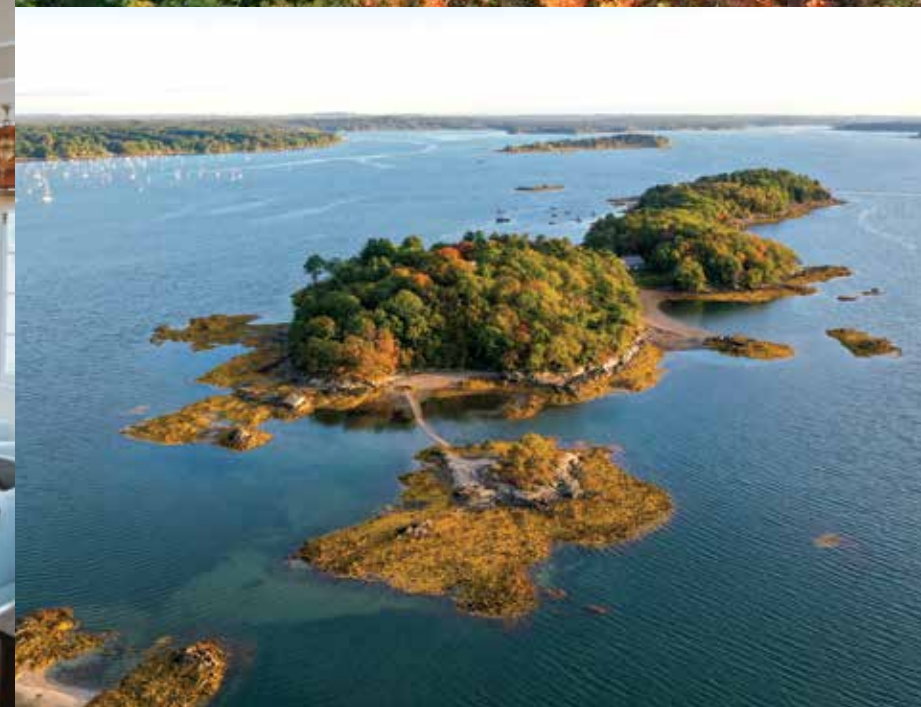
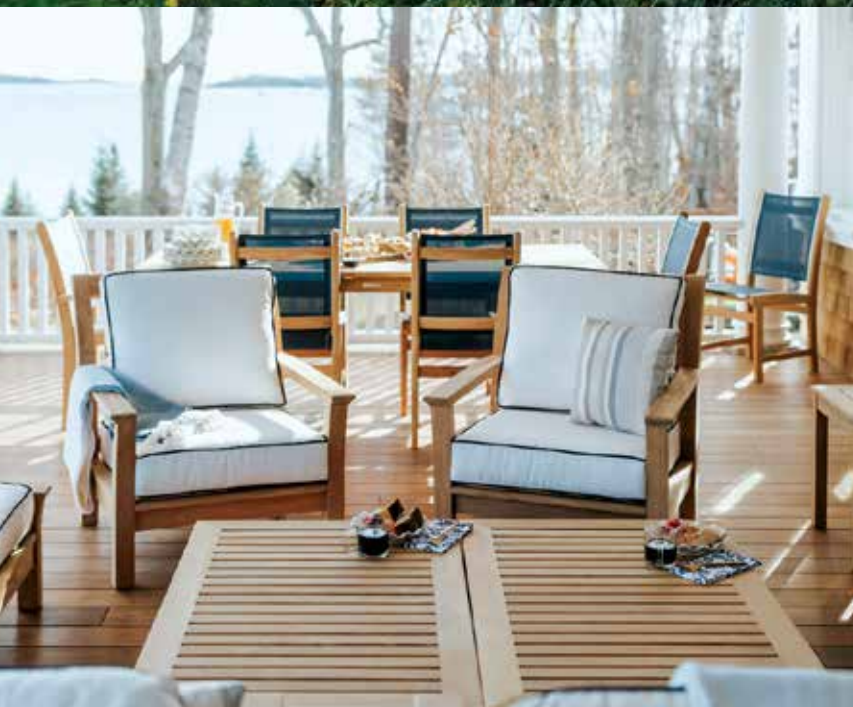
PHOTO BY COURTNEY ELIZABETH MEDIA  
CONSTRUCTION & DESIGN SERVICES BY  
KNICKERBOCKER GROUP

Maine's most exclusive island rental is now welcoming guests after a stunning makeover that's restored and updated its uniquely elegant and historic charms. The spectacular 13-bedroom, 9-bathroom home on Clapboard Island, built by a Philadelphia railroad owner more than 120 years ago, features all new interior furnishings with a lighter and brighter coastal décor. Other star features of the renovation include a modernized kitchen and butler pantry with high-end appliances, updated baths, and new mahogany decks with teak seating providing elevated views of the surrounding waters.

The classic Clapboard Island home, described by *Vogue* as living a Kennedy lifestyle, is set on 22 acres, offering six swimming beaches, antique gardens, a zip line, and walking trails extending 40 acres into abutting conservation land. At low tide, Little Clapboard Island, part of the main property, is reachable via a sandbar for picnicking and swimming. Clapboard Island's location couldn't be more ideal, set in Maine's beautiful Casco Bay, well known for its superb sailing, boating and fresh local seafood. Transportation to the island is simple, accessible via a helicopter landing area and a large deep-water pier, dock and mooring system.

While completely private and utterly remote in feel, Clapboard Island is very convenient to the mainland town of Falmouth, just 5 minutes away. Only minutes beyond is the exciting city of Portland, home to a booming and *Bon Appétit*-acclaimed restaurant scene. With Portland's nearby airport, vibrant craft breweries and restaurants, a Whole Foods that delivers to a nearby dock on the mainland, and multiple dining choices on neighboring islands, Clapboard Island guests have no shortage of options. The island can sleep up to 26 guests with additional optional space in a quaint antique farmhouse for six. Its updated elegance and prime location—away from civilization, but just minutes from reentry—ensures its place as one of the Portland area's premier destinations for a stylish retreat.

For more information, visit  
[www.clapboardisland.com](http://www.clapboardisland.com) or  
[IG@clapboardisland.com](mailto:IG@clapboardisland.com).  
For booking inquiries,  
email [info@clapboardisland.com](mailto:info@clapboardisland.com).







In spectacular northern Wisconsin lies a true gem among the state's lakes. The tranquil waters of Gile Flowage spread across more than 3,300 acres, its shoreline punctuated with numerous protected bays and the kind of dramatic granite outcrops typically seen in Canada. Only about 10 percent of the lake's frontage is privately owned, resulting in stunning isolation.

Nestled into this serene setting is 33-acre Kidney Island, featuring six private acres with a turnkey four-bedroom, two-bathroom log home and complemented by protected county-owned acreage. Gile Flowage's ample size is welcoming to floatplanes and there also is a nearby mainland base for parking and pier access. From the private island retreat, 180-degree waterfront views take in the lake's mirrored surface and a scattering of undeveloped islands.

The home's covered porch and large deck showcase the panoramic southern view, while the open interior takes its cues from nature with a 16-foot stone fireplace, knotty pine cathedral ceiling, laminate wood floors and updated kitchen with custom hickory cabinets. An open log staircase leads to a loft with master bedroom overlooking the great room, two more bedrooms and a bathroom. The lower level has a bedroom, bathroom, recreation room, bar and sitting area with pool table. Environmentally friendly, this off-the-grid property runs on a high-end solar system with battery backup, conventional septic and a filtered water cistern.

Anglers consider this area a slice of heaven on earth thanks to the lake's world-class stock of smallmouth bass, and an abundance of musky, northern pike, walleye and bluegill. The calm waters are also perfect for swimming, kayaking and a multitude of other water sports. Wildlife is abundant on and around Kidney Island, including nesting loons and bald eagles, trumpeter swans, ducks, geese and deer. Breathtaking waterfalls, ski resorts, golf courses and hiking trails are all nearby. Purchase of this Wisconsin island getaway includes all furnishings, tools, a generator, two boats with docks, plus immersion in some of the most peaceful wilderness in the northern United States.

**KIDNEY ISLAND**  
Wisconsin, United States  
6 acres

**USD 499,900**

**INQUIRIES**  
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PUENTA ARENAS PENINSULA

PUERTO RICO, UNITED STATES

Located on the laid-back southern coast of Puerto Rico, Salinas is a little-known gem that serves up some of the island’s most interesting culinary experiences. The town is known as “the house of mojo isleño” for the savory tomato-based sauce created there more than 80 years ago that is still popular today. Outside of its center is Puerta Arenas Peninsula, a quiet, undeveloped 50-acre beachfront peninsula caressed by the calm blue waters of the Caribbean Sea. All land measures with plans and permits for construction are in place to create the perfect private hideaway or resort on its sandy shores, only a short distance from numerous restaurants serving up local seafood delicacies and the marinas on Salinas Bay.

Along with its foodie appeal, Salinas acts as a gateway to a rich array of outdoor activities, from jet skiing, kayaking and paddle boarding to sailing and fishing. The 2,800-foot twin peaks of Piedras del Collado rise in the town’s background, providing ample options for rock climbing or hiking in the forested reserve that surrounds them. More than 100 islets and mangrove-lined cays are scattered throughout the area waters, offering secluded picnic spots. Salinas Speedway and the family-friendly Olympic Training Center, with 1,500 acres of sports facilities, a water park and botanical gardens, are also nearby. The architecturally colorful town of Ponce, a 40-minute drive to the west, brims with history and culture. Noteworthy sights include the European treasures of the Museo de Arte de Ponce and its charming central square, Plaza de las Delicias (Plaza of Delights).

Located less than a two-hour drive from San Juan’s Luis Muñoz Marín International Airport, Puerta Arenas Peninsula comes with the convenience of U.S. territory status and easy connectivity to the mainland while remaining off the well-worn tourist path.



**PUENTA ARENAS PENINSULA**

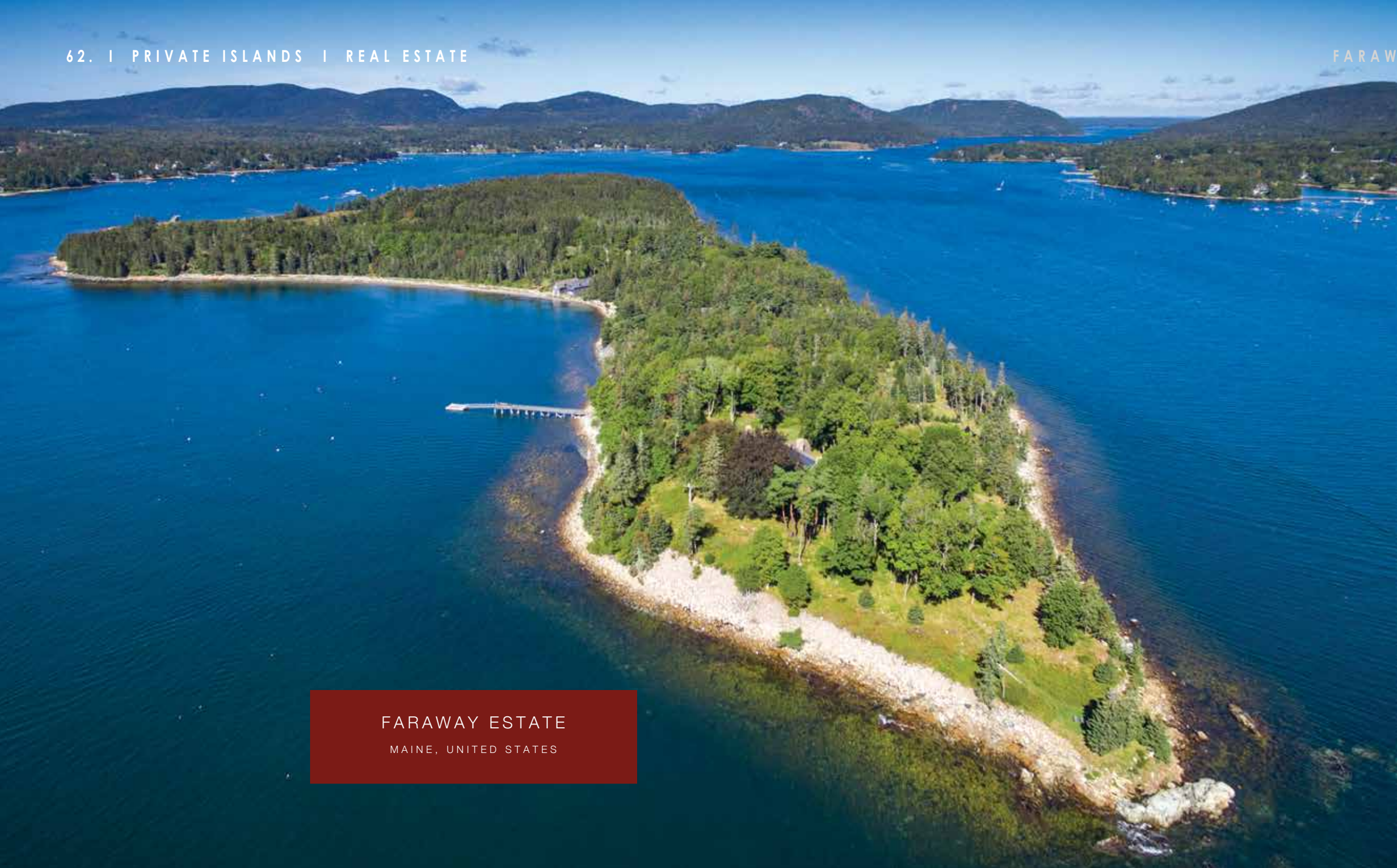
Puerto Rico, United States  
50 acres

**PRICE UPON REQUEST**

**INQUIRIES**

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President, JLM Investment Group LLC  
fer\_26pr@yahoo.com  
Tel: 1 787 473 1459





FARAWAY ESTATE  
MAINE, UNITED STATES

The verdant mountains of Acadia National Park, the Great Harbor of Mount Desert Island and the Atlantic Ocean serve as the dramatic backdrop for Faraway, a fully renovated family compound set on 4.4 waterfront acres of Maine's Greening Island. Positioned on the island's eastern point and surrounded by 1,500 feet of private shoreline, the seven-bedroom main cottage basks in natural light. Glass-enclosed porches on the southern side of the house and open terraces with stone sitting walls on the north side are perfectly poised for savoring the breathtaking views. Mature trees ring the property, cloaking it in privacy.

Faraway was originally constructed in 1901 in classic Arts & Crafts style, with cypress flooring & paneling, exposed-beam ceilings and fireplaces made from local granite—all meticulously restored beginning in 2003. The five bathrooms (and two half-baths) received a modern makeover, and the kitchen was upgraded with high-end fixtures and appliances, including a five-burner, two-oven Lacanche gas range, yet all retain their timeless appeal. The second-floor master bedroom features a seating area with high ceilings overlooking the Great Harbor. A treehouse and old-fashioned tree swing accentuate the nostalgic family setting. Also on the estate is a charming two-bedroom guest cabin and two sheds for storing utility and boating gear. The 130-foot pier allows easy access to the deep-water moorings.

Just minutes by boat from Southwest, Northeast and Seal harbors, Faraway provides convenient access to numerous quaint coastal villages, home to lively communities each summer. Outdoor activities for all ages abound, from hiking the nature trails or cycling the carriage roads of Acadia National Park to sailing and kayaking in the surrounding waters. This island estate has stood the test of time and is now ready to welcome another generation seeking a serene summer retreat with ample room to entertain.



**FARAWAY ESTATE**  
Greening Island, Maine, United States  
4.4 acres

**USD 5,950,000**

**INQUIRIES**  
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ROYAL SUNSET ISLAND RESORT

ATATA ISLAND, TONGA, SOUTH PACIFIC



Ever dreamed of owning an idyllic South Pacific island resort, but been daunted by the prospect of massive building costs, complex lease agreements and a long staffing process? Now you have a unique opportunity to take ownership of an award-winning resort near Fiji in The Kingdom of Tonga—already well established, fully staffed, highly regarded and just waiting for you to live out your resort-owning dream.

The picturesque Royal Sunset Island Resort is located on Atata Island, just 20 minutes by boat from the Tongan mainland port of Nuku'alofa. Set within tropical gardens and surrounded by white sands and a shimmering lagoon, the Royal Sunset's 23 waterfront fales offer guests the tranquility of small-island remoteness coupled with the comforts of resort life. With a combination of western beach and eastern beach positions, most fales accommodate up to four guests, and all include a refrigerator, overhead fans and tea/coffee station.

Royal Sunset features a Polynesian-style restaurant that uses only the freshest local ingredients, including fish caught daily by staff or nearby villagers. The resort also boasts a bar and deck, a swimming pool, an island-style tennis court and beach volleyball equipment, as well as a pool table and table tennis within the main fale. In the evening, Royal Sunset offers live music and entertainment, including a local guitar band and a Polynesian show put on by local villagers.

Atata's location and exceptional climate means that guests are spoiled with activity options in the surrounding clear waters, including snorkeling, scuba diving, humpback whale watching and swimming (August to October), game fishing, and even shipwreck exploring. Back on land, guests are invited to visit Atata's fishing village to experience traditional local culture. Royal Sunset shares Atata with the 150 or so inhabitants of the village, two churches and a primary school, and is the island's main employer; an excellent opportunity to work and get involved with the village community. Though it's blissfully far from civilization, getting to Atata is simple via direct flights from New Zealand, Australia and Fiji to Tonga's international airport—which is less than an hour away from Royal Sunset Island Resort.

ROYAL SUNSET ISLAND RESORT

Atata Island, Tonga  
9 acres

USD 1,265,000

INQUIRIES

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Facebook: <https://www.facebook.com/RoyalSunset/>  
Instagram: #royalsunsetislandresort



## MCGEE ISLAND

MAINE, UNITED STATES

Ever wish you could be whisked away to the complete peace and splendor of private island life without the expense and worries of full ownership? Maine's magnificent McGee Island provides that glorious taste of the good life. Its rentals include access to the entire 90-acre main island and accommodations for up to 24—as well as the uninhabited Barter Island next door, ideal for secluded kayaking and canoeing excursions.

Located 3 miles off the coast of Port Clyde—a fishing village about 90 miles northeast of Portland— McGee Island is showcased by its beautiful Main House, a traditional shingled summer home built in 1915. Its nine bedrooms, filled with furnishings dating from the 1920s, can sleep up to 17, while the four full bathrooms still boast their original clawfoot tubs. Modern conveniences abound here too, including a gorgeous kitchen, comfortable beds, and the obligatory Wi-Fi connection.

The charming Cook House is more than twice as old as the Main House. Originally built in the late 1700s, it has a remodeled kitchen equipped with modern appliances, as well as an outdoor BBQ gas grill. The kitchen's breakfast table seats six to eight and offers commanding harbor views, while the adjoining dining room can seat more than 20. There's another bedroom tucked away upstairs.

The adorable Little Boat House rounds out McGee Island's trio of homes. Built in the early 1900s, it's located right on the water, and features its own living room, kitchen and bathroom on the first floor, plus two queen beds upstairs.

A variety of island activities are close at hand, including hiking, swimming, stand-up paddle boarding, kayaking and group games like croquet, volleyball and badminton. Play the baby grand piano. Read a book on the porch swing. Drift off to a nap in the hammock. Or just sit back in the 1920s rocker on the wrap-around porch to take in 180-degree ocean views—including the occasional osprey, bald eagle or seal, your only visitors at this splendid retreat.

For booking inquiries, email [Rentals@McGeelsland.com](mailto:Rentals@McGeelsland.com) or call +1 206 527 0420.







## FOUR SEASONS RESORT BORA BORA

FRENCH POLYNESIA, SOUTH PACIFIC

One of the world's most exclusive and sumptuous island resorts is now even more heavenly. Set on a private motu (or islet) in the shadow of Mount Otemanu, the acclaimed Four Seasons Resort Bora Bora has recently completed a property-wide enhancement, including the addition of eight new overwater bungalow suites, bringing its total number of overwater rooms to a remarkable 108. Six of these new 1,120-square-foot suites feature an 11-by-8-foot infinity-edge plunge pool set on a private deck over the turquoise lagoon, where the waters teem with reef fish and colorful corals. This brings the total count of overwater accommodations with private pools to an incredible 27.

Each of the Four Seasons' one and two bedroom overwater bungalow suites has been redesigned by San Francisco-based BAMO and refreshed to reflect a more contemporary Polynesian feel—complete with new furniture, fixtures, lighting and the latest technology, including 55-inch Chromecast-enabled televisions. Solar panels have been installed on each bungalow's thatched roof to provide a natural, sustainable power source for heating water. For those seeking a more private and exclusive experience, the resort also offers seven two and three bedroom beachfront villa estates. Each of these spacious accommodations offers a private infinity pool, white sand beach, and true indoor-outdoor living space.

The property also has added a new shopping experience, fittingly called MoeMoea (Polynesian for “dream”). Designed by renowned architect Pierre-Jean Picart and Maris Collective, the 3,550-square-foot space combines the best of resort wear and active apparel, along with women's luxe attire, swimwear and accessories. In keeping with the resort's prevailing indoor/outdoor feel, you can even swim up to the boutique directly from the lagoon, using stairs that lead from the water to the store. Also not to miss: the resort's blissful spa, nestled at the lagoon's edge, and sure to infuse you with the tranquil energy only found in Bora Bora.

Located just 15 minutes from Motu Mute Airport, the extraordinary Four Seasons Resort Bora Bora has nabbed numerous international distinctions in recent years, including Best for an Epic Stay in the World (for three years running) from AFAR and Best Luxury Beach Hotel Worldwide from Luxury Travel Advisor.

For booking inquiries, e-mail [reservations.borabora@fourseasons.com](mailto:reservations.borabora@fourseasons.com) or call 888 521 6648 (toll-free), or visit online at [fourseasons.com/borabora](https://fourseasons.com/borabora).







RHUMB HOUSE  
BRITISH VIRGIN ISLANDS, CARIBBEAN

Tortola in the British Virgin Islands is famed for its beautiful white sand beaches, its lush mountains and its bustling Road Town harbor, always alive with yachts and sailboats. Nestled just 15 minutes away and overlooking several of Tortola's most exclusive and gorgeous bays is Rhumb House, a two-acre private property on Nora Hazel Point. Its six-bedroom, seven-bath main house features a pool, a great lounge, a kitchen and several different living and dining rooms, while just east of the main house is a separate two-bedroom, two-bathroom guesthouse.

Rhumb House has been recently redesigned to give buyers and investors plentiful options for utilizing the property, thereby maximizing its potential not just for comfortable living, but for income streams as well. Its matching modular interior and exterior furnishings offer the ability to modify furniture from space to space to satisfy changing needs. The property could easily serve as a family residence, but its sleek, clever design choices mean that it also can function as a destination wedding venue, a conference center, a vacation rental villa, an intimate boutique hotel, business accommodations, retreat accommodations or a private convalescing facility.

A marvel of spaciousness and flexibility, the main house is open on all sides to spectacular ocean views, and designed to immerse its guests in abundant light, natural beauty and flowing open spaces. Five interior tropical gardens are integral to the property's design, engaging the senses with soothing sights and sounds. The six spa-like and private air-conditioned bedrooms all contain en-suite bathrooms and adjacent balconies, and simple spatial redesigns could add a seventh bedroom suite or an exercise room downstairs. The updated kitchen can operate as a caterer's kitchen as well as a wine area, breakfast bar and a family meal prep center. The pool and entertaining terraces and patios can be furnished on demand with the interior seating, allowing flow between spaces for large gatherings and events. An outdoor kitchen and wet bar can be easily added too, as can hammocks that overlook breathtaking Sir Francis Drake Channel.



**RHUMB HOUSE**  
British Virgin Islands, Caribbean  
2 acres

**USD 4,950,000**

**INQUIRIES**  
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LIME TREE BAY, MOSKITO ISLAND

BRITISH VIRGIN ISLANDS, CARIBBEAN

Sir Richard Branson's passion for the British Virgin Islands began more than 40 years ago, when he purchased the now-famous Necker Island and set about turning it into one of the world's most exclusive private island escapes. In 2007, Branson purchased the nearby Mosquito Island, located within the protected waters of the beautiful North Sound. His goals in development included preserving and protecting the island's natural beauty, while also creating a prestigious community of like-minded homeowners as his neighbors. Over the ensuing years, Branson and his team carefully developed the 120-acre island, with nine three-acre private estate home sites available for selective sale, saving one estate for his own family.

These lots have all been strategically positioned for secluded single-family estate homes. Each shareholder currently holds equal and joint ownership in the remaining 90 acres of undeveloped greenbelt lands, communal docks and shared facilities, thereby reducing operating costs for each homeowner, and ensuring social and managerial success for this exclusive island community.

Mosquito Island's Lot 8 presents a rare and exquisite opportunity to be a part of this incomparable homeowner community and private island. One of the most alluring features of this windward-facing waterfront property is an enviable secluded beach, Lime Tree Bay. Lot 8's premier position is just a short walk from the island's communal estate docks, tennis and basketball courts, pool, hot tub, game rooms, gym, recreational water sports center and fine-dining facilities and is conveniently located on the southeast and west-facing shorelines. With direct access to the beach at Lime Tree Bay, this unique property offers views over Leverick Bay and beyond, toward the Dog Islands and several others that contribute to the incredible sunset vistas. Two charming stone homes currently exist on the lot, with the main construction areas cleared for further development.

The island's 90 acres of walking trails and gardens include a tropical nature preserve with many endemic species of flora and fauna, and a thriving flamingo pond and animal sanctuary. The surrounding turquoise waters of the Caribbean are perfect for sailing, kitesurfing or venturing out for a dive or snorkel. Completely enveloped by tropical sun, crystal-clear waters, cooling trade winds and year-round 80-degree temperatures, an opportunity like this rarely surfaces for the discerning individual who yearns for a truly secluded private island retreat.

**LIME TREE BAY, MOSKITO ISLAND**

British Virgin Islands, Caribbean  
3 acres (+90)

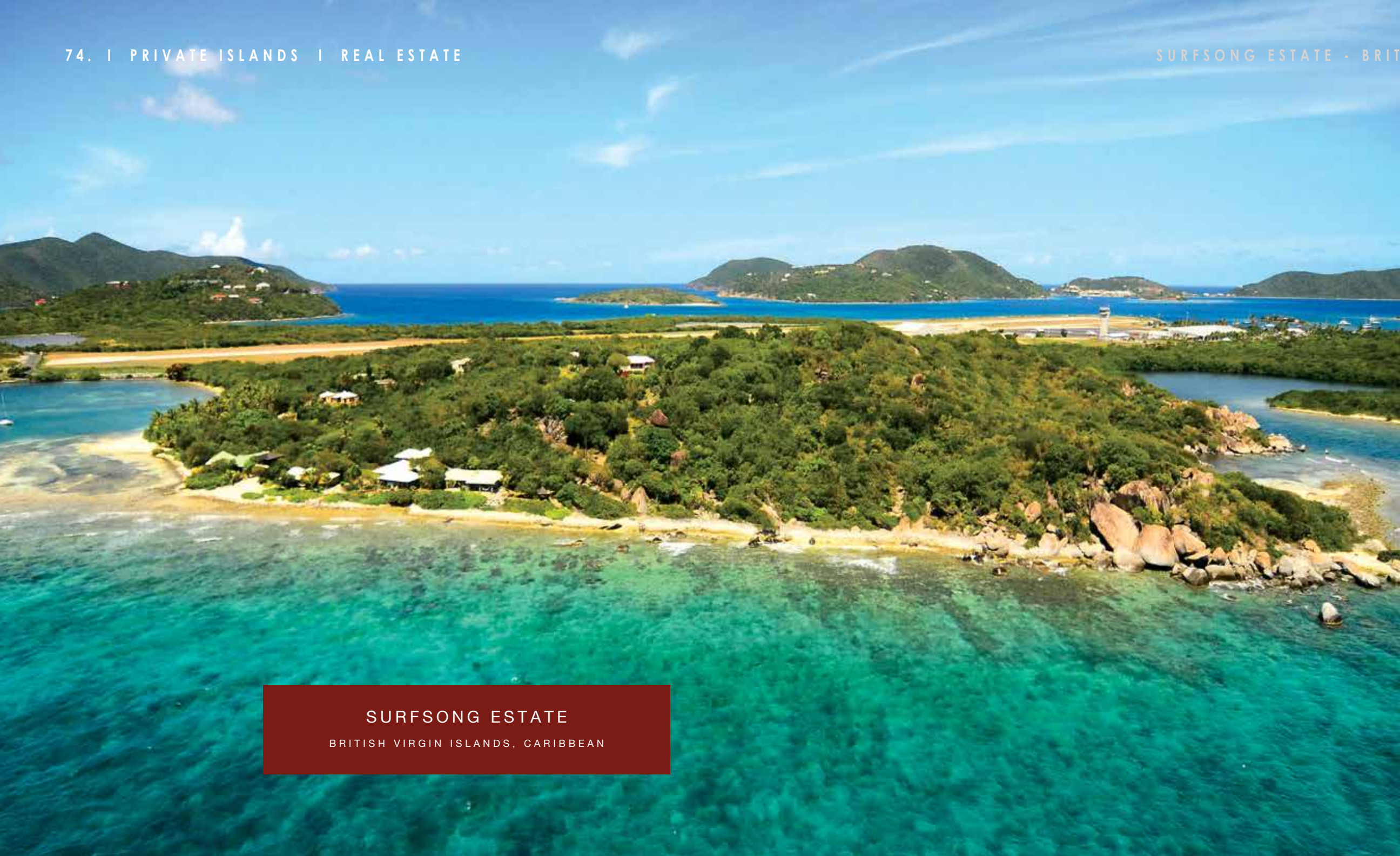
**USD 22,500,000**

**INQUIRIES**

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SURFSONG ESTATE

BRITISH VIRGIN ISLANDS, CARIBBEAN

Now is your chance to own a stunning Caribbean waterfront property that has historically operated as a popular boutique resort—and still could, but it's equally suited to serve as your private family compound. Surfsong, a villa collection nestled into foliage-covered boulders on the water's edge of Beef Island, is conveniently located just minutes from the British Virgin Islands' main airport. The gorgeous property includes 3.8 acres of freehold land and more than 500 feet of private water frontage. Just over half an acre of the property is developed, leaving opportunities for expansion and further enhancement.

Surfsong consists of four main villas: the 1,450-square-foot Seascape, with two ensuite bedrooms plus living room and kitchen; the 722-square-foot Surfside, with one bedroom plus living room and kitchen; the 1,107-square-foot Driftwood, with two bedrooms plus living room and kitchen; and the 325-square-foot Tree House, a one bedroom with bathroom and kitchenette. Unifying them all, the 2,038-square-foot reception area has beautiful wood floors that lead to the fully equipped main kitchen, a Balinese-inspired dining pavilion and the waterfront. Above, a manager's cottage includes another bedroom, bathroom and kitchen. The property's layout provides plenty of privacy, but also ample communal dining and seating spaces. Also included are offices, a workshop, a laundry building and a generator.

Within the estate is another stunning stand-alone two-bedroom villa, Seashell, accessed by landscaped gardens and a single-lane paved road leading to Well Bay, an unspoiled Beef Island beach with excellent swimming and snorkeling. Seashell's larger structure houses a master ensuite bedroom, an open-plan and fully equipped kitchen, a dining room and a living room with windows that open to the nearby shore. The second structure includes another ensuite bedroom with large windows overlooking the ocean. Surfsong's villas have been recently renovated, and its mature gardens are well maintained. The current owners have approval in principle for the installation of a swim platform from Surfsong and a dock in Well Bay, both structures being subject to consent to use the sea bed.

**SURFSONG ESTATE**

British Virgin Islands, Caribbean  
3.8 acres

**USD 5,000,000**

**INQUIRIES**

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Christie's International Real Estate







TURTLE ISLAND  
FIJI, SOUTH PACIFIC

On Fiji's remote western border lie the Yasawas, a volcanic island group with verdant peaks and china-white beaches that stand in dramatic contrast to the deep-blue water. There are no high rises or shopping malls to mar the landscape in this far-flung corner of the world. Television is unthinkable. The locals find serenity in the islands' natural beauty and pass their days in sync with the flow of the tides. It's said that a true Fiji experience is not seen, it's felt in your heart.

Turtle Island, a private 500-acre luxury resort located in the central Yasawas, provides an immersive dip into this culture. Accommodations for a maximum of 28 guests are in 14 handcrafted Fijian villas (bures) that are nestled along the island's Blue Lagoon with generous stretches of sand in between to ensure privacy. Their vaulted, thatched ceilings come from island-grown timber, making each bure a light-filled symbol of authenticity. For the ultimate in romance, book well in advance to secure Vonu Point, the resort's premium bure. Elevated at the north end of the lagoon's beachfront, more than 500 yards from its closest neighbor, Vonu Point enjoys stunning panoramic views of the trio of surrounding islands and glistening sea.

To help guests connect to the Fijian way of life, Turtle Island assigns a local as your "Bure Mama." She is your personal guide and concierge for the duration of the stay, there to assist if you want to plan an island tour, an afternoon at the spa or a picnic on one of the many private beaches. In the evenings, guests are invited to join the staff around the kava bowl for storytelling and songs. If seclusion is the goal, it's yours for the taking, but should you want to delve into this warm culture, the Fijian staff welcomes the opportunity to share their heritage.

For more information, contact the  
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## KORO SUN RESORT

FIJI, SOUTH PACIFIC

Even in an entire region made up of island jewels, there are still secret treasures to be discovered. Throughout Fiji, the town of Savusavu in the less populated north is regarded as the country's hidden paradise. Near its prime location on the south coast of Vanua Levu, you'll find the Koro Sun Resort, a 56-room, 4.5-star retreat that is also home to the award-winning Rainforest Spa. What's more, the resort is just part of the 150 acres of freehold tenure land that's included in this sale with vacant possession, leaving substantial room for further development of this tropical getaway—including over water.

Koro Sun Resort is set within a coconut plantation that's encircled by rainforest at the edge of a private lagoon and marina. The area is cherished by travelers for its tropical surroundings and warm, crystal-clear waters. The resort itself is well maintained thanks to consistent improvements over the past 20 years from the same owner and offers a wide array of accommodations, from one- and two-bedroom villas to its especially popular and romantic Edgewater Bures. The premier Edgewater Lagoon precinct currently offers 10 partially over-water bures and seven unique-in-Fiji floating bures situated on the cusp of the Koro Sea, together with two substantial Edgewater Villas with direct water access, three Edgewater Pool Bures and a two-bedroom Marina Bure. Resort amenities and facilities include three restaurants, four bars, three swimming pools, a nine-hole "barefoot or pitch-n-putt" golf course, two tennis courts, activities center, dive center, recreational center/kids club and marina.

In addition to the established reputation and income stream, Koro Sun Resort presently includes lots available and ready to market for sale as well as numerous future development opportunities—including expansion of the accommodations, for which a master plan and local planning approvals are already in place. Further residential subdivision is also possible, subject to approvals. A proven draw in a tax-free zone loaded with further potential, the magical Koro Sun Resort is located 15 minutes from Savusavu Airport and just a 50-minute flight from Nadi International Airport. The in-development Nawi Island Marina in Savusavu Harbour will introduce 150 slips with the ability to welcome super yachts.

## KORO SUN RESORT

Fiji, South Pacific

150 acres

## FOR SALE BY EXPRESSIONS OF INTEREST

## INQUIRIES

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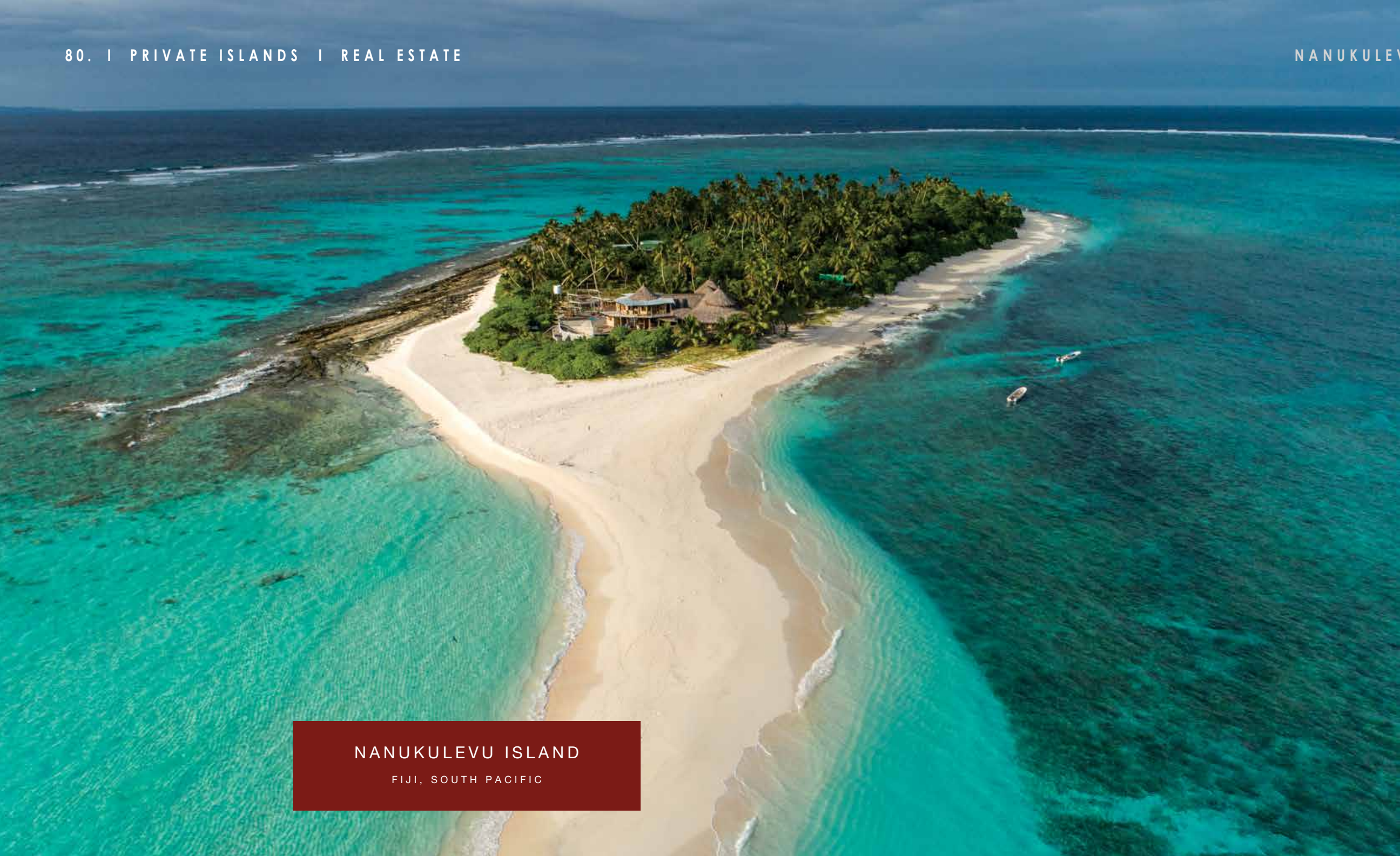
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NANUKULEVU ISLAND

FIJI, SOUTH PACIFIC

Sometimes it's possible to pursue your dream with a huge head start. Fiji's Nanukulevu Island is just such an opportunity—12.5 acres of tropical beauty on leasehold land, covered with coconut palms and surrounded by white-sand beaches and turquoise waters. It's the holiday paradise project of the current owners, who for health reasons are not able to see their dream through, and now hope that their hard work will pay off and someone else can live out the dream.

Nanukulevu is situated to the north of Fiji's third largest island, Taveuni. You'll see Laucala Island in the distance, once owned by publishing magnate Malcolm Forbes and now owned by Red Bull founder Dietrich Mateschitz. Nanukulevu's name means "big sand" in Fijian, which is fitting as the island is 100 percent coral sand. It lies at the southern end of Heemskerck Reef, named for the ship of Dutch explorer Abel Tasman (he of Tasmania fame), who came here in 1643. Access to Nanukulevu is easiest through Matei on Taveuni Island, a boat trip of about two hours—or better still, you can helicopter or float plane from Nadi on Fiji's main island.

Nanukulevu's stunning retreat complex, already well into construction, includes seven rooms with ensuites and ocean views, of which two double bedrooms and one main deluxe bedroom are complete. The rooms open to wraparound decking and an infinity pool to take in the incredible views. The main bure, made of native vesi wood, is about 90 percent complete, and with its 4,500 square feet is a wonderful entertaining area. 18,000 watts of power are generated by 72 solar panels, already in place, as are Wi-Fi access, a desalination plant and sewage systems.

Water sports are phenomenal here—swimming, fishing, boating and diving. The island also is a breeding ground for endangered turtles, which the owners nurture as babies until they're large enough to make their way into the ocean. It's typical of the intimate ways you'll experience true Pacific paradise at this private retreat, delightfully far from the rest of the world.



**NANUKULEVU ISLAND**

Fiji, South Pacific  
12.5 acres

**USD 3,250,000** (plus vat if applicable)

**INQUIRIES**

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PRIVATE ISLAND EXUMA

USD 29,000,000 | BAHAMAS, CARIBBEAN | 46 ACRES

Six decades ago, the brand-new Bahamas National Trust designated more than 100,000 acres of stunning territory in northern Exuma as the protected Exuma Cays Land and Sea Park, the first combined terrestrial and aquatic area in the world. Now you too can call this very special place home, with an incredible 46-acre turnkey freehold private island set within Exuma Cays Land and Sea Park. Four guest homes with eight bedrooms combined are on the island's developed southern end, as well as three staff cottages with six total bedrooms. Paved walking paths meander through the island's lush tropical flowers and foliage to several sandy swimming beaches, two of which feature beachside cabanas. The island also boasts a protected inland marina with more than 700 feet of bulkhead, plus several docks. Four diesel generators provide power to the island, while water comes from rainwater cisterns. This exceptional Bahamian island offers the prestige of celebrity neighbors, as well as the safety, security and seclusion that only such an exclusive private island can offer in the Exuma Cays, a 130-mile stretch of some of the finest island cruising, fishing, diving and snorkeling in the Bahamas. Staniel Cay, with its airport, shops, and acclaimed yacht club, is a quick and convenient boat ride away.

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GÖKÇE GEMİLE

TURKEY, EUROPE

Gökçe Gemile is an enchanting Turkish hideaway of three contemporary, architecturally distinctive luxury bayfront villas with access to an undeveloped island just offshore. Set in secluded landscaped gardens with lake-style infinity pools, the property can be enjoyed by booking the world-class villas individually or taking over the entire compound for an exclusive private island and bayside retreat. Almost completely concealed from view by the surrounding pine forests, the peaceful grounds open out onto awe-inspiring views of the Mediterranean Sea and distant mountains. The turquoise bay is easily reached via a private funicular railway that transports guests down to the secluded, sandy coves, discrete bathing area and clubhouse. Three-acre Gökçe Island, an excellent scuba site and natural escape, sits only a half-mile offshore; guests can make the short journey by kayak or paddleboard or allow staff to transport them in a sailboat or small speedboat. The property's attentive team provides full-time concierge service, daily housekeeping and 24-hour security. Also included are a privately skippered day at sea with lunch once per week; watersports instructor; chauffeured minibus trip for an evening in the harbor town of Fethiye; kayaks, paddleboards, snorkeling gear and basic fishing equipment; and a welcome breakfast served by the seafront.

INFO@GOKCEGEMILE.COM | +90 533 7146163



QUART-A-NANCY POINT

USD 2,575,000 | BRITISH VIRGIN ISLANDS, CARIBBEAN | 2.75 ACRES

Quart-A-Nancy Point is one of only five privately owned homes on Cooper Island, accessible only by boat. This exclusive retreat features an ecofriendly and self-sufficient 3-bedroom main house with a large kitchen, covered outdoor dining, living, BBQ areas and spacious terraces. The 50-foot, open-plan porch and west-facing panoramic views showcase spectacular sunsets across the Sir Francis Drake Channel. The house was completely renovated in 2019. Its time-tested construction was built to last and has proven to withstand even the largest known hurricane force winds, with its poured reinforced concrete columns and roof, and a mixture of concrete block, with native stone throughout. With the ocean just below the house, the best snorkeling in the BVI is just footsteps away, offering warm water excursions with regularly visiting dolphins, turtles, rays, and a myriad of tropical fish and marine corals. This idyllic location also provides easy access to the adjacent Cooper Island Beach Club restaurant and bar, providing the best of both worlds that Caribbean living has to offer.

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TINGALAYO ESTATE

BRITISH VIRGIN ISLANDS, CARIBBEAN

Sleeping 12 in total, the Tingalayo Estate is located on the west end of Tortola and features seven brightly coloured buildings interwoven and connected with pathways through beautiful gardens. Dotted around the property are welcoming lounging alcoves, perfect for relaxing and reading. The buildings centre around an infinity edged pool which extends out to the breathtaking panorama beyond. The Great House boasts an elegant living and dining open plan room with plenty of comfortable seating and entertainment. This perfect gathering space leads seamlessly to a well equipped modern kitchen and a few short steps lead out to a generous wooden deck, where al fresco dining with stunning views doesn't get any better. Each bedroom is separate and unique, giving guests complete privacy. The bathrooms are spacious and beautifully appointed. The self contained guest cottage is perfect for families with children. The ground floor features a living room and kitchen that lead on to a private deck with plunge pool. On the top floor, two beautifully furnished bedrooms are separated by a large wooden deck. The Games Room is fully equipped for kids of all ages. The nearby courtyard has a full size pool table. The estate also features a hot-tub and private sun deck, a bocce court, a fully equipped gym and a stunning yoga pavilion.

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ST. BERNARD'S HILL HOUSE

USD 9,500,000 | BVI, CARIBBEAN | 8.22 ACRES

One of the premier residences in the BVI, this 8.22-acre estate in Tortola commands an exceptional hilltop location set within lush gardens of palms and bougainvillea and can comfortably accommodate up to 10 guests. Completed to impeccable specifications, this sophisticated and elegantly furnished estate comprises a main house, and three guest cottages. The interior living space extends to over 6,000 sq. ft. with an additional 6,000 sq. ft. of covered terraces and balconies. An exclusive retreat, the main house features Imbuia joinery and limestone floors. A spacious entrance hall leads to the living room, with extensive covered terraces on three sides showcasing stunning views over the Sir Francis Drake Channel and the Caribbean. Beyond a beautiful arched opening is the formal dining area. Its state-of-the-art kitchen adjoins a pantry and laundry room. On the north side of the building, the master suite awaits. A study and powder room completes the interior of this dwelling. Outside, the infinity-edge pool is enclosed by stone terraces and features a wet bar with an adjacent changing room. The delightful guest cottages afford comfort and privacy. Excellent walking and mountain biking trails surround the property, leading down to a true pristine Caribbean beach. This exceptional estate is also available for exclusive rentals.

Listed by Smiths Gore BVI Limited & Christie's International Real Estate.

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SANGAT ISLAND DIVE RESORT

PHILIPPINES, ASIA

Sangat Island Dive Resort offers a wide variety of accommodations including Beachfront Cottages, Beachside Chalets, Hillside Cottages, family-friendly Bungalow Suite units, Hilltop Chalets and the largest and most exclusive accommodation, the tri-level, two-bedroom Lambingan Villa with its own private, white sand beachfront. Now you can rent this perfect little slice of paradise entirely for one group at a time to exclusively enjoy the native-styled, ecologically “low-impact” accommodations, restaurant and bar facilities, and an internationally-renowned water sports and scuba diving centre. For the truly solitary-minded, the island also has one very unique accommodation: The Robinson Crusoe Cottage. This one-bedroom structure, situated off-resort on its own isolated white sand beachfront on the southeastern coast of Sangat Island is available on an exclusive, specially arranged, 4-week or longer contract. Sangat Island is totally off the grid and fully independent when it comes to electricity and water supply, as well as food supply directly from the farm on the island. One of its more extraordinary aspects is that it offers its scuba diving clientele close proximity to eleven World War II era wrecks. Ten of these wrecks are historically significant Japanese war and supply ships sunk by American forces during the “Battle of Coron Bay” in 1944. Of these ten World War II wreck sites, eight have found their final resting place a scant 5 to 30 minute boat ride from the resort’s beachfront.

INFO@SANGAT.PH | +63 917 650 9191



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*Amilla*  
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The resort itself, which Residence owners have full access to, offers fabulous amenities and diversions. Amilla Fushi means 'My Island Home' in the Dhivehi language – and that translates into a highly personalised and welcoming experience.

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See our website <http://tsmic.mv/maldives-villa-ownership/>





KANU PRIVATE ISLAND

BELIZE, CENTRAL AMERICA

This private island compound features beautiful palm trees and white sand beach, and is ideally located close to mainland Placencia. Enjoy an all-inclusive luxurious island all to yourself, perfect for family getaways or corporate retreats with the dazzling ocean visible at every turn.

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GLADDEN PRIVATE ISLAND

BELIZE, CENTRAL AMERICA

The perfect fusion of privacy and full service. Enjoy the entire island for up to four guests. Staff reside on a smaller island and are available within minutes. Includes all meals, beverages, activities, and helicopter transfer from Belize City. Experience the world's most private island.

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CALIVIGNY ISLAND

GRENADA, CARIBBEAN

The incomparable Calivigny Island is an architectural masterpiece of 2 all-suite villas and 3 beach cottages with room for 40 guests. Spread over 80 lush acres, it boasts 2 pristine beaches and sweeping views of the Atlantic Ocean and Caribbean Sea, all just 10 minutes away from the mainland.

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GOKCE GEMILE

TURKEY, EUROPE

This enchanting Turkish hideaway of 3 contemporary, architecturally distinctive luxury bayfront villas has access to an undeveloped island just offshore. Gökçe Gemile is set in secluded landscaped gardens with lake-style infinity pools and awe-inspiring views of the Mediterranean Sea.

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JAPAO PRIVATE ISLAND

BRAZIL, SOUTH AMERICA

Operated as an all-inclusive island escape for one group of 2-8 guests, this magnificent retreat delivers a 6.1-acre tropical playground with its own private beach, swimming pool, hot tub and 7,000 square feet of living space of jaw-dropping design.

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SWEET BOCAS

PANAMA, CENTRAL AMERICA

Nestled on a private island within the Bocas del Toro archipelago is Sweet Bocas, a luxurious sustainable retreat including a nine-room villa furnished with the finest amenities, delivering absolute privacy with 360-degree views of tropical paradise and the best surfing in the Caribbean.

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TURTLE ISLAND

FIJI, SOUTH PACIFIC

Turtle Island is a private 500-acre luxury resort located in the central Yasawas. Accommodations for a maximum of 28 guests are in 14 handcrafted Fijian villas (bures) that are nestled along the island's Blue Lagoon with generous stretches of sand in between to ensure privacy.

[reservations@turtlefiji.com](mailto:reservations@turtlefiji.com) | 1 800 255 4347 (Toll-free North America)



FOUR SEASONS RESORT BORA BORA

FRENCH POLYNESIA, SOUTH PACIFIC

One of the world's most exclusive island resorts, Four Seasons Resort Bora Bora has recently completed a property-wide enhancement, including the addition of 8 new overwater bungalow suites, several with their own infinity-edge plunge pool set on a private deck over the turquoise lagoon.

[reservations.borabora@fourseasons.com](mailto:reservations.borabora@fourseasons.com) | 888 521 6648 (toll-free)



MCGEE ISLAND

MAINE, UNITED STATES

McGee Island features 3 beautiful residential structures: The Main House, the Cook House, and the Little Boat House. Your exclusive rental also includes Barter Island which is undeveloped and accessible either by boat or a natural land bridge at low tide.

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CLAPBOARD ISLAND

MAINE, UNITED STATES

The newly renovated spectacular 13-bedroom, 9-bathroom home on Clapboard Island features all new interior furnishings with a lighter and brighter coastal décor. New mahogany decks with teak seating provide elevated views of the surrounding waters.

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VELAA PRIVATE ISLAND

MALDIVES, ASIA

In Noonu Atoll lies Velaa Private Island, an ultra-exclusive boutique hideaway that showcases its stunning Indian Ocean setting while elevating the definition of luxury, featuring 47 butler-serviced private villas, houses and residences immersing guests in nature, comfort and privacy.

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AMILLA MALDIVES RESORT & RESIDENCES

MALDIVES, ASIA

This luxury destination is located just a 30-minute flight from Male, featuring villas that sit over crystalline waters in the Baa Atoll UNESCO World Biosphere Reserve. Enjoy a welcoming atmosphere and personalised service to complement world-class amenities.

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SPIDER CAYE

USD 275,000 | BELIZE, CENTRAL AMERICA | 0.98 ACRES

Located on Spider Caye, this parcel for sale comprises the best high ground portion of the 2-acre island, offering almost an acre of an empty canvas ready for you to create your own version of tropical bliss. The remaining 1 acre of the island is mostly mangroves or under water.

Spider Caye is located approximately 19 miles off the coast of Placencia Peninsula in southern Belize. The island can be reached in about 40 minutes by boat from Placencia. It is only 15 minutes from the Barrier Reef for your diving pleasure in the serene, clear waters and for fishing excursions. The reef also offers weather protection.

This perfectly level undeveloped island features a variety of tropical vegetation including fruit trees, palm trees, pines and mangrove stands along its eastern coast for a fairly well-forested appearance, especially in its center. The island offers several sandy beach areas, particularly two relatively large natural beach locations. There is a deep-water area that would be perfect for building a dock or a pier to accommodate larger vessels. Permits for development are easily obtainable. The island is perfectly suited for personal use or an exclusive vacation destination.



VICTOR ISLAND ESCAPE

PRICE UPON REQUEST | AUSTRALIA, SOUTH PACIFIC | 8 ACRES

Victor Island is a stunning eco-friendly private island located in the heart of Australia's world-renowned Great Barrier Reef Marine Park. It is one of 74 islands located in the Whitsundays, where most other islands are uninhabited. This tropical escape features a newly renovated four-bedroom, two-bathroom villa alongside a separate caretaker's residence and utility outhouse. Completely self-sufficient, the private island has German solar power technology with a back up generator and water harvesting capacity of 200,000 litres.

Located just 15 minutes by boat from the mainland or a 6-minute helicopter flight from Mackay Airport, travel to and from the island is very easy and its close proximity to the coast also provides convenient access to cellular and internet services. The island is easily accessible from boat ramps across Grasstree Beach, Campwin Beach and Hay Point, and its extended coral reef provides a natural marina to moor vessels both large and small. There are many walking trails that wind their way throughout the island and plenty of bird life to enjoy as well. From watching whales and dolphins glide past over breakfast, to lazing on your own private beaches, Victor Island provides access to an unparalleled world of peace and solitude without sacrificing luxury.





THE NORTHERN PINE ISLANDS

CAD 1,100,000 | GEORGIAN BAY, ONTARIO, CANADA | 5.5 ACRES

Situated in the eminently desirable cottage community of Sans Souci in Eastern Georgian Bay, the Northern Pines, a cluster of two lushly treed islands, are home to an idyllic, private cottage compound. The main cottage and three separate sleeping cabins are located on the larger of the two islands with a fourth cabin discreetly situated on the second island linked to the main by a small footbridge. The entire complex accommodates 16 in comfort.

The vintage (c. 1920) 4-bedroom main cottage exudes all the warmth and charm of an earlier era. With wrap around open decks, a large central great room with warming fireplace and a glazed/screened sunporch, the cottage is a true Georgian Bay classic. Its southwest orientation allows for spectacular sunset views and long views to the open water.

The Northern Pine Islands are in protected waters and as such offer superb swimming, kayaking and canoeing. A groomed 1.5K trail system winds through the forest and along the shoreline. The Sans Souci Community Centre, Children's Camp, and Tennis Club is a mere 10 minutes by boat, and Parry Sound with full-service amenities is 20 minutes away. Toronto International Airport is an easy 2 hours commute by car.

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BIGWOOD ISLAND

CAD 3,200,000 | GEORGIAN BAY, ONTARIO, CANADA | 36 ACRES

Bigwood Island is a 36-acre beauty of smoothly sloping granite covered by lush, white pine forests, perfectly situated at the mouth of Byng Inlet. With breathtaking views of beautiful Georgian Bay waterscapes to the west and five cottages, the island is ideal for a family compound or retreat.

The Main Lodge dating from 1905 was originally built as a summer retreat for the managers of Canada's largest lumber company, located in nearby Britt. Overlooking the harbor, the 2,500-square-foot, five-bedroom, 1 1/2-story lodge has been meticulously restored and tastefully furnished to preserve the charm and warmth of a bygone era, while still providing state-of-the-art modern conveniences. The lodge's classic wrap-around porch allows access from most of the main rooms, while a rear deck off the kitchen is great for sunning and al fresco dining.

Additional structures include a charming 950-square-foot Log Cabin, a smaller Indian Cabin, Pointe Cabin sitting on the island's highest point, and a three-bedroom Play Cabin all linked together by a network of footpaths and rustic wooden bridges delivering endless bay views. The island is just a 10-minute boat ride from the local marina in Britt, and an hour by floatplane or three hours by car from Toronto.

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FRYING PAN ISLAND

PRICE UPON REQUEST | GEORGIAN BAY, ONTARIO, CANADA | 6.86 ACRES

Frying Pan Island is an exceptional family compound located in the heart of Sans Souci. A recent hand-crafted renovation of classic Georgian Bay cottage circa 1912, it now serves as a winterized lodge. Its layout features four bedrooms, a custom kitchen with granite counters and top-of-the-line appliances, a “cook house” for entertaining large numbers, and an open-air pavilion. Additionally included on this property is an ultra-custom-engineered, two-storey, two-slip boat house which can accommodate eight.

Surrounded by beautiful scenery, the island overlooks the passageway to Moon River and provides open-water views to the southwest. The terrain is extensively landscaped with pathway lighting, terraced gardens, and a south-facing natural sand beach with a cozy fire pit.

The island offers docking in two locations with generous cedar decks and is accessible from any of the full-service marinas of Parry Sound, Woods Bay, or Twelve Mile Bay. A short boat ride will take you to tennis courts, shopping and association docks.

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MCLAREN ISLAND

CAD 1,320,000 | GEORGIAN BAY, ONTARIO, CANADA | 1.5 ACRES

Now you can own a charming maritime-style home on McLaren Island, a brand new, architecturally designed custom retrofit by premier local builder Rose Point Construction. This completely turnkey property is set on an acre and a half of Georgian Bay splendour, bordered by undeveloped Crown land and a protected, short boat ride from the port town of Parry Sound or a mere two hours from Toronto International Airport.

The property’s three-bedroom main cottage encompasses 1,200 square feet spread over a main floor and loft, featuring a bright and airy open-plan living and dining room with picture-perfect views out to the water and nearby islands. The kitchen, by local designer Northern Living, features stone countertops as well as Sub Zero and Wolf appliances. Just steps away from the main cottage is the 360-square-foot master sleeping cottage, which offers fantastic waterfront views, and includes a two-piece bathroom and outdoor shower. The utility and laundry house, which sits between the main cottage and master sleeping cottage, is about 160 square feet in size, and includes its own three-piece bathroom. Wide ipe wood decks with Sunspace glass railings surround and link the three buildings, and step down to a granite terrace with a fire pit, and then to Kropf decks and docks.

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GIBRALEON ISLAND

PRICE UPON REQUEST | PANAMA, CENTRAL AMERICA | 227 ACRES

Gibraleon is in fact the only premium luxury island available for sale in the Pearl Islands. The island features a remarkable eight beaches totaling more than 1.25 miles of beautiful white sand beaches, a natural bay to host a marina, and a natural canal ideal for multiple private docks.

Private Islands Inc. | [info@privateislandsinc.com](mailto:info@privateislandsinc.com) | +1 705 444 0681



HALF MOON CAY

PRICE UPON REQUEST | HONDURAS, CARIBBEAN | 10 ACRES

Half Moon Cay is being offered completely turnkey, together with the undeveloped one-acre Kiatron's Cay. Half Moon Cay features white sand beaches, over 500 towering coconut palms, 3 furnished homes, and nearly one mile of oceanfront. Guanaja Airport is located just 3 miles away.

Jack Conlee | [halfmooncay500@gmail.com](mailto:halfmooncay500@gmail.com) | +504 522-6014



LIME TREE BAY, MOSKITO ISLAND

USD 22,500,000 | BVI, CARIBBEAN | 3 ACRES

Be one of only 10 investors on Mosquito Island with 90 acres of walking trails and gardens including a tropical nature preserve, complete with a thriving flamingo pond and animal sanctuary. Offering its own secluded beach, Lot 8's premier position remains only a short walking distance to shared facilities.

Maritha Keil | [maritha@bvisir.com](mailto:maritha@bvisir.com) | +1 284 340 5555



RHUMB HOUSE

USD 4,950,000 | BVI, CARIBBEAN | 2 ACRES

Rhumb House is a beautifully placed private residence with spacious open living, expansive outdoor patios, secluded bedroom suites, and spectacular views from every side. This 2-acre private property is part of the very expensive Nora Hazel Point Estate near Brandywine Bay on Tortola.

Bonnie Dougall | [Bonnie@realestatebvi.com](mailto:Bonnie@realestatebvi.com) | +1 284 346 7080



NORTH PIMLICO ISLAND

USD 1,695,000 | BAHAMAS, CARIBBEAN | 55 ACRES

This unspoiled freehold gem is located just off of Current Island at the northwest end of the Eleuthera crescent and just 20 minutes by boat to the picturesque and historic town of Spanish Wells. The island has more than 3 miles of water frontage and also features excellent elevations and views.

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VICTORIA POINT CAYS

USD 3,100,000 | BAHAMAS, CARIBBEAN | 9.5 ACRES

These 2 cays found in the South Bight of Andros feature a main 2-bedroom, 2-bath house and a 3-bedroom, 2-bath guest home built in 1953 by author Nelson Hayes. Both homes are served with electricity, telephone and internet service by underwater cable and fresh water from the mainland.

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SURFSONG ESTATE

USD 5,000,000 | BVI, CARIBBEAN | 3.8 ACRES

Located on Beef Island with 500+ feet of private water frontage, this gorgeous property offers a total of 7 bedrooms as well as a substantial reception area, a fully equipped kitchen, an elegant Balinese inspired dining pavilion, offices, a workshop, laundry building and generator.

Lucienne Smith | [Lucienne.smith@smithsgore.com](mailto:Lucienne.smith@smithsgore.com) | +1 284 543 1028



PUERTA ARENAS PENINSULA

PRICE UPON REQUEST | PUERTO RICO, USA | 50 ACRES

Located on the laid-back southern coast of Puerto Rico, this undeveloped beachfront peninsula is caressed by the calm blue waters of the Caribbean Sea. All land measures with plans and permits for construction are in place to create the perfect private hideaway or resort.

Fernando Fuentes | [fer\\_26pr@yahoo.com](mailto:fer_26pr@yahoo.com) | +1 787 473 1459



LUMBER CAY

USD 9,400,000 | BAHAMAS, CARIBBEAN | 30 ACRES

Located in the Exumas, this freehold private island features lush native vegetation and its own powdery white-sand beaches. Situated only 700 feet from Staniel Cay, undeveloped Lumber Cay is easily accessible via its popular island neighbor's 3,000-foot airstrip and 18-slip marina.

Jacqueline Lightbourn | [jacqueline.lightbourn@sirbahamas.com](mailto:jacqueline.lightbourn@sirbahamas.com) | +1 242 359 2225



BIG GRAND CAY ARCHIPELAGO

USD 29,000,000 | BAHAMAS, CARIBBEAN | 213 ACRES

Chris Cline transformed the private island collection at the northern tip of the Abaco Islands into a luxurious resort. The estate includes Big Grand Cay, Bakers Cay, Sandy Cay, Mermaid Cay, Seahorse Cay, Spongers Cay, Felix Cay, an unnamed cay and three small rocks.

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TERRA'S KEY

USD 15,000,000 | FLORIDA, UNITED STATES | 15.5 ACRES

Terra's Key is more than a private island; it's a landmark of Islamorada and the Florida Keys. This palm-dotted island includes a 5-bedroom, 4-bathroom home, a heated swimming pool stretching toward the sea with inset spa, a poolside cabana and wet bar, boat dockage and a tennis court.

Patti Stanley | [patti.stanley@me.com](mailto:patti.stanley@me.com) | +1 305 393 4433



ROYAL SUNSET ISLAND RESORT

USD 1,265,000 | TONGA, SOUTH PACIFIC | 9 ACRES

This award-winning fully staffed resort on Atata Island located just 20 minutes from the mainland by boat is set within tropical gardens and surrounded by white sands and a shimmering lagoon. It features 23 waterfront fales, Polynesian style restaurant, bar and deck, pool and so much more.

Bruno Dubois | [dubois.royalsunset@gmail.com](mailto:dubois.royalsunset@gmail.com) | [www.royalsunset.to](http://www.royalsunset.to)





KORO SUN RESORT

INQUIRE | FIJI, SOUTH PACIFIC | 150 ACRES

With a prime location on the south coast of Vanua Levu, Koro Sun Resort is a 56-room, 4.5-star retreat that is also home to the award-winning Rain-forest Spa. The resort is just part of the 150 acres of freehold tenure land that's included in this sale with vacant possession.

Rick Kermode | rick.kermode@bayleys.co.nz | +64 9 309 6020



NANUKULEVU ISLAND

USD 3,250,000 PLUS VAT | FIJI, SOUTH PACIFIC | 12.5 ACRES

Situated to the north of Taveuni, Fiji's third largest island, Nanukulevu Island offers 12.5 acres of tropical beauty on leasehold land covered with coconut palms and surrounded by white-sand beaches and turquoise waters.

Chester Rendell | chester.rendell@nzsir.com | +64 9 353 1220



PARISIAN ISLAND

USD 900,000 | ONTARIO, CANADA | 114 ACRES

On Whitefish Bay, in the narrow eastern neck of Lake Superior, lies Parisian Island. The majority of the uninhabited island's 2,250 acres are protected Crown land designated as a conservation reserve. This freehold parcel on the southeastern corner includes more than a mile of white sandy beachfront.

David Graff | davidgraff123@gmail.com | 1 401 862 4222



THE RIDGES

PRICE UPON REQUEST | ONTARIO, CANADA | 12 ACRES

In the heart of Georgian Bay cottage country, The Ridges is a two-island private compound offering total serenity with a stunning glass and wood home complex. The main island has expansion capacity for three additional secluded building sites, each with water frontage and dock access.

George Webster | george.webster@rogers.com | + 1 416 938 9350



MAJOR ISLAND

USD 1,500,000 | QUEBEC, CANADA | 412 ACRES

The majority of this 530 acre island in the beautiful Lac-des-Îles in Quebec's Laurentians is for sale and has already been subdivided into more than 200 lots. Moreover, there's enough additional room in undivided areas to create an 18-hole golf course, resort, and private landing strip.

Gilles Arseneault | gilles.arseneault@gmail.com | 1 819 208 6111



HUCKLEBERRY ISLAND PROPERTY

USD 1,300,000 | ONTARIO, CANADA | 3 ACRES

Huckleberry Island lies in the blissful Thousand Islands in the St. Lawrence River, with a restored 2-storey 4-bedroom 1910 home which sleeps 16 as its focal point. The property includes a spacious rear outdoor entertaining deck, a 2-bedroom guest house, a boathouse, docks and 5 boats.

Bruce Wilson | bwilson@bickertonbrokers.com | 1 613 532 7683



DUVAL ISLAND

USD 595,000 | ONTARIO, CANADA | 5.4 ACRES

Located just over the Michigan border near Echo Bay, Duval Island boasts a move-in-ready 4-bedroom cottage with wrap-around decks that lead out to a beautiful screened gazebo. A guest cottage is serenely nestled in the trees and offers additional sleeping quarters next to a swimming area.

Jonathan Stewart | jonathan@stewartteam.ca | 1 705 971 5520



DELHAVEN ISLAND

CAD 2,099,000 | ONTARIO, CANADA | 16 ACRES

This spectacular island is one of the largest outer islands in the Sans Souci cottage region of Georgian Bay and one of the last in the area that is still relatively undeveloped. Its modernized and enlarged vintage cottage is constructed on a high point with a boathouse, docks and a sleeping bunkie.

George Webster | george.webster@rogers.com | + 1 416 938 9350



ISLAND JD 181

CAD 259,900 | ONTARIO, CANADA | 2.2 ACRES

This private island with stunning views to the North Channel of Lake Huron includes a bright and serene 2-story, 2-bedroom 1,357-sq. ft. cottage, deck and picnic area, a sauna, an outhouse with extra room for storage, a boathouse, a dock, a small generator building and woodshed.

Jonathan Stewart | jonathan@stewartteam.ca | 1 705 971 5520



BATCHAWANA ISLAND

USD 10,750,000 | ONTARIO, CANADA | 5,200 ACRES

Still in its pristine condition, and with extensive timber value, Batchawana Island is one of Canada's largest private islands set in Lake Superior—the largest of the Great Lakes, and the biggest freshwater lake on Earth. Zoning provides for a wide variety of residential, recreational or other uses.

Superior Way Land Acquisitions | batchawanaisland.com



FARAWAY ESTATE

USD 5,950,000 | MAINE, UNITED STATES | 4.4 ACRES

This fully updated and renovated unique estate on the eastern promontory of Greening Island with 1,500 feet of private shorefront boasts an immaculate 7 bedroom Main Cottage, a 2-bedroom Guest Cabin, storage sheds, a wonderful tree house for kids, and deepwater moorings just off the 130-foot pier.

David Banks - dbanks@davidbanksteam.com | Mia Thompson - mia@knowlesco.com



KIDNEY ISLAND

USD 499,900 | WISCONSIN, UNITED STATES | 6 ACRES

Located on the highly sought after 3300-acre Canadian mirrored lake - the gorgeous Gile Flowage. Highlights include a new log-sided dream lodge filled with amenities and a 180 degree waterfront view. Comes turn-key - all furnishings, tools, generator, boats, plus an additional island.

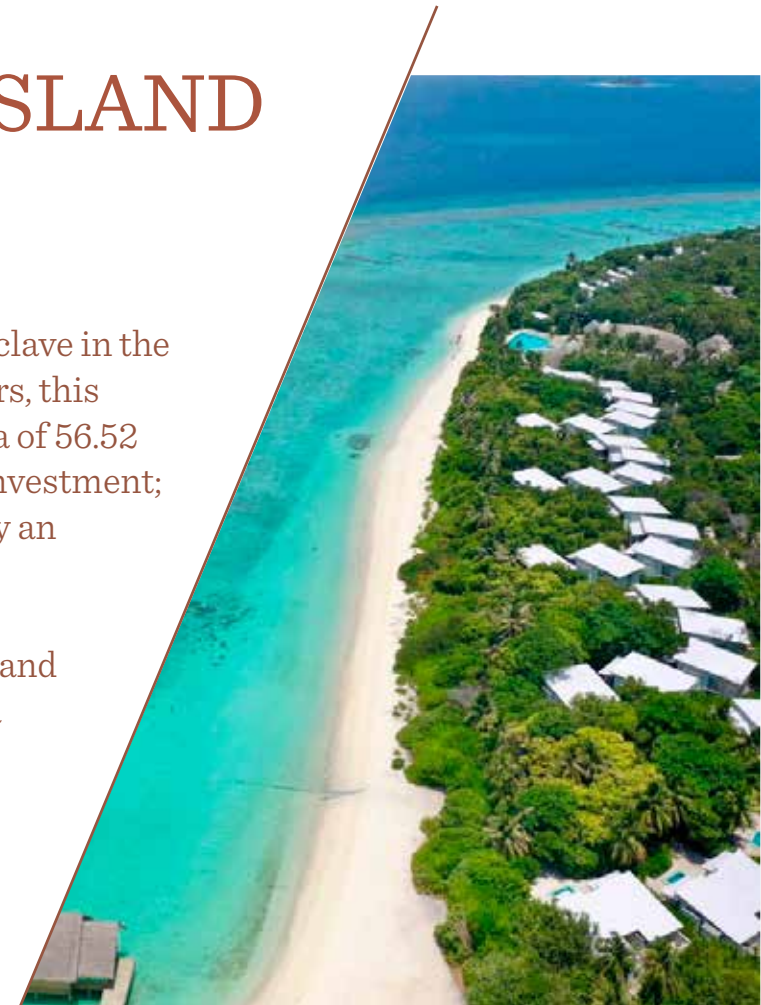
Kathy McKenzie | kathy.mckenzie1958@gmail.com | 1 715 571 2592



# COMPLETED NEW ISLAND RESORT FOR SALE

**Ifuru Resort** is nestled in Raa Atoll, a secluded enclave in the north of the Maldives. With a lease period of 50 years, this enticing property encompasses a spacious land area of 56.52 hectares. This resort offers an excellent return on investment; particularly due to the unique efficiencies offered by an airport being located on the same island.

The villas have been positioned for optimum views and privacy on a 7.5 hectare swathe of the island. With a total of 150 villas, they comprise of six Twin Villas, 100 Duplex Villas, 35 Beach Villas and nine Beach Villas with Pool. This creates a maximum bed capacity of 300.



Included in this offer is an operational airport and a beautiful virgin island.



**Ifuru Airport** has been operating since 2015 and is currently managed by Island Aviation Services, Maldives.



The virgin island, **Funadhoo**, is located in Baa Atoll – the north of the Maldives. It is 110 km away from Male’ and takes 25-30 minutes to reach by seaplane, 20-25 minutes by a domestic flight and 3 hours by speedboat.

A total of 11.69 hectares of virgin land capable of accommodating around 90 villas (concept available) is available with a lease period of 50 years.







VELAA PRIVATE ISLAND

MALDIVES, ASIA

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