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FALL/WINTER 2021-2022

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FOR SALE OR RENT

ANAMBAS ISLAND PAIR
INDONESIA, ASIA



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KANU
PRIVATE ISLAND
PLACENCIA, BELIZE



*A home is where I feel alive...
with every step I discover another
eternal moment.*



THIS SEASON, AWAKEN YOUR HEARTS AND
INDULGE IN A BACK-TO-NATURE EXPERIENCE
WITH YOUR FAMILY AND LOVED ONES. ENJOY THE
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VALLEY STREAM
A PRIVATE EDEN



GLADDEN
PRIVATE ISLAND



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CHRIS KROLOW

PUBLISHER, PRIVATE ISLANDS

As we launch our Fall/Winter 2021-22 issue of Private Islands, the landscape is looking healthier on all fronts. From our position as the leading resource for private island sales and rentals globally, we have a front-row seat for the continuously evolving state of travel and island real estate. Bookings are flowing in as our clients are again feeling comfortable planning major getaways. Here in our own backyard, private island properties for sale in Georgian Bay's cottage community had all but vanished, but now more inventory is coming onto the market—always a positive sign.

Our guest editor is entrepreneur Kristina Roth, who famously created SuperShe Island (p. 22), a summer retreat off the coast of Finland for women only. She is now accepting offers from likeminded investors or would consider selling the island outright; it's a unique concept well suited to the changes in lifestyle we're seeing as a result of the pandemic. SuperShe joins an incredible lineup that also includes Fort Morgan Cay (p. 56) in the Bay Islands of Honduras, a resort property that has some of the most dazzling white-sand beaches I've ever seen, and Bell Island (p. 50), a rare offering in Washington's San Juan archipelago with a turnkey post-and-beam home. In Georgian Bay's popular San Souci area, Sarawa Island (p. 38) is another move-in ready gem with a custom-built cottage that is only a 10-minute kayak paddle from my own private island property. Feel free to ask questions about the area or invite me over for a housewarming party!

If a blank canvas is better suited to your private island dreams, you'll find some amazing undeveloped options in these pages, such as the Anambas Island Pair (p. 18) in Indonesia; Niubavu on Fiji's Qamea Island (p. 68); and two Bahamian beauties, Hoffman's Cay (p. 30) in the Berry Islands and Charles Island in Eleuthera (p. 32). I'm also still looking at investors for my latest development project in southern Belize, the two islands-in-one Sapodilla Private Island, which will meld the successful models of Kanu and Gladden into one income-generating property set in a gorgeous marine reserve.

Finally, a big thank you to all the island enthusiasts who have inspired us to keep sharing these magical properties. Be sure to keep an eye online, as our new website will make its debut early next year, offering even more island showcases to excite the imagination.

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

White island is an undiscovered gem that would be perfect for an ultra luxurious boutique hotel or private residence. The island features white powdery beaches, crystal clear waters, and dramatic topography. It is sheltered by other beautiful islands in the area and coral reefs ranging in depth from 8 feet to 40 feet, offering plenty of recreation and adventure. Super yachts can be anchored close to the island's shore in the deep-water channel, a feature not many private islands possess.

WHITE ISLAND
Grenada, Caribbean
10 acres

PRICE UPON REQUEST

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Our flagship website, Private Islands Online, was instrumental in launching the market for private islands. With more than 1,000 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.

WWW.PRIVATEISLANDSONLINE.COM



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Web	www.privateislandsmag.com
Published Biannually	Next Issue May 2022
Distribution	International
Advertising	Private Islands Inc. 80 Simcoe Street, Suite 102A Collingwood, Ontario L9Y 1H8 Canada Tel: 1 705 444 0681 advertising@privateislandsinc.com

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KRISTINA ROTH

OWNER OF SUPERSHE ISLAND



In 2018, this American entrepreneur and former consultancy business CEO opened SuperShe, a private retreat off the coast of Finland for women only.

I had the pleasure of spending time on Amanpulo in the Philippines and Necker and Mosquito in the Caribbean and these are some of the beautiful private islands that inspired SuperShe. Freedom, beauty and solitude are always inspiration and get your creative juices to flow. Also, as I started to travel more, I really met a lot of amazing women around the world. I wanted to create an island retreat that would be a rejuvenating, safe space where women could go to reinvent themselves and their desires. A place to recalibrate with no distractions. It was just an idea until I fell in love with this area of the Finnish archipelago—the smell of the evergreen trees and the freshest air makes the island special, as well as the sounds of the resident swans and other birds. I was surprised by how at home I felt here and how beautiful it was.

The island sleeps 10 people in four cabins with an emphasis on sustainable luxury. The electricity on the island is specifically provided by solar and wind. We have a zero trace policy, and we buy from local farmers.

Even the bathrooms incinerate. However, I wouldn't give readers the advice to do what I did, which was to build SuperShe in around 10 months, during a winter! But because the island is very unique, we got an immense press coverage, which obviously accelerated things. There is still another 2,000 square feet of buildable space on the island, and there also are creative ways to expand beyond that. For example, we have yurts on the island.

Creating out of a rock a Rock Star Island has been the most meaningful part of the SuperShe experience. The act of creating out of nothing the only female-only retreat in the world is truly special.

Kristina Roth
Owner, SuperShe Island



ANAMBAS ISLAND PAIR
INDONESIA, ASIA



What could be better than a gorgeous and pristine tropical island at the heart of Southeast Asia—except two of them! With a fantastic location just 200 miles from Singapore, this pair of islands in the Riau Archipelago’s Anambas Islands Regency are perfectly placed and ideally suited for an exquisite eco-resort, as has already been developed at the nearby 5-star Bawah Reserve. The larger of the two islands is 141 acres, with lush tropical greenery, stunning natural lagoons and beaches, and tall vistas for taking in the sublime surroundings. Its petite partner isle, just 18 acres in size, is close enough to be connected by a wooden deck pathway on poles. The Anambas archipelago is well known for the rich diversity of its flora and fauna, and a successful sea turtle conservation program is located on neighboring Durai Island.

Following Indonesian standards, this island couple is being offered in share form, with the two current owning companies in the process of being upgraded to PT PMA status, allowing for foreign investment. By Indonesian foreign investment law, international investors are welcome to lease land in Indonesia directly in their own name, or in the name of their international entity. Note that when leasing beachfront land in Indonesia, all beaches, coral reefs and surfing waves surrounding the land are considered public areas.

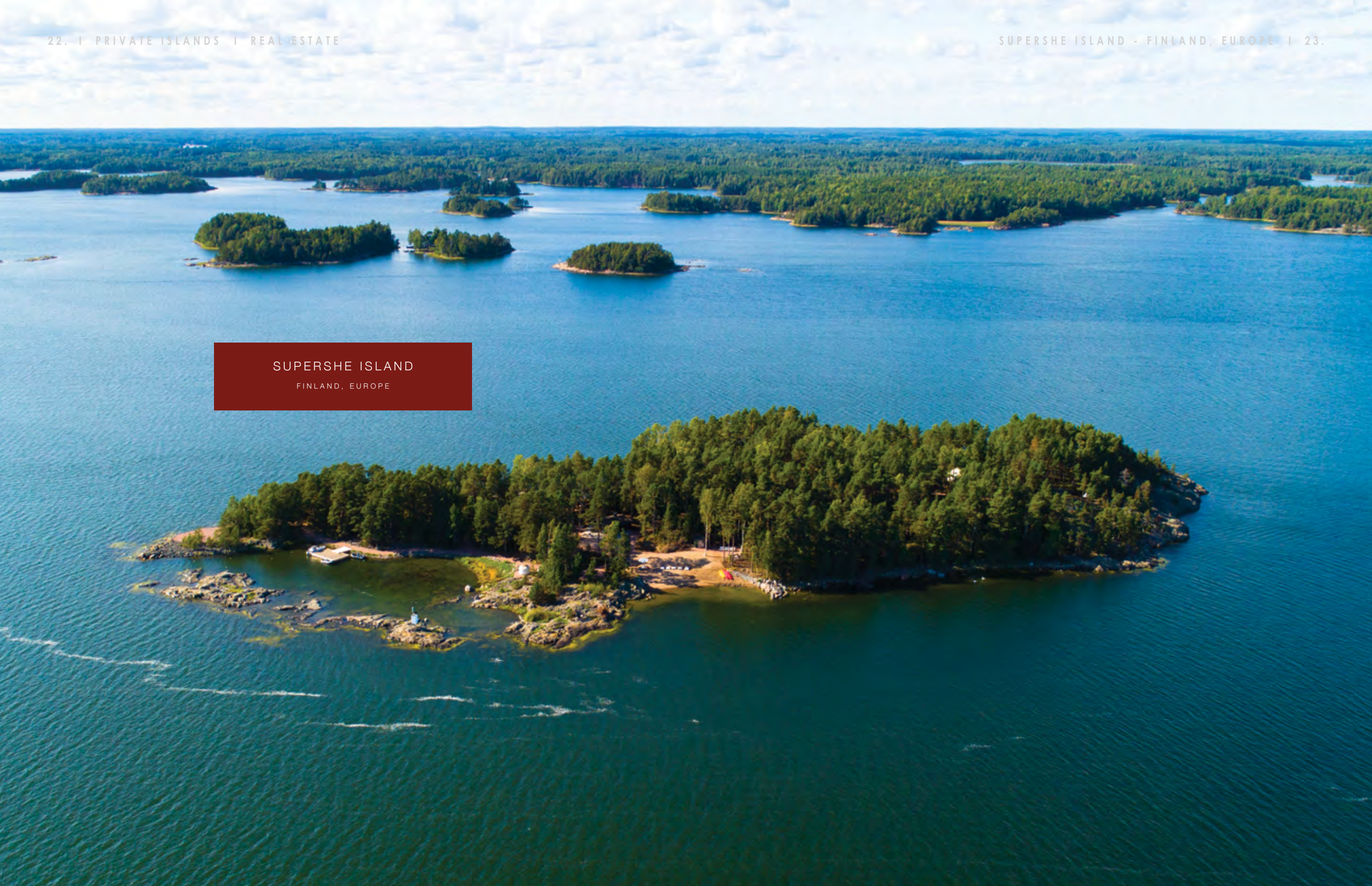
The islands’ current owners are designing a preliminary layout plan for use in applying for a building permit and can assist the new owners in the process of obtaining the permit itself. Seaplanes already fly from the Indonesian island of Batam (directly across from Singapore) to Bawah Reserve, and seaplane landing rights are available for this dazzling island pair. Flights also operate from Batam and Tanjung Pinang to the Anambas Islands’ own Letung Airport nearby. The Anambas have high-speed ferry service as well, and they lie on the regional cruise ship corridors linking Singapore, the Philippines and Hong Kong.

ANAMBAS ISLAND PAIR
Indonesia, Asia
159 acres

PRICE UPON REQUEST

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SUPERSHE ISLAND
FINLAND, EUROPE





Tucked away in the Baltic Sea off the coast of Finland is one of the world's largest, but lesser-known archipelagos, with an estimated 40,000 islands and islets. It's an area of wild natural beauty, where birds claim small islands for their nesting grounds, seals lounge on stone outcrops, and evergreen forests cover the land. Had it not been for her Finnish boyfriend, who introduced entrepreneur Kristina Roth to this magical landscape, her ground-breaking private island project might have been launched in more well-known Caribbean seas. Instead, she fell in love with the region, and purchased an 8.47-acre island here to create SuperShe, a private retreat for women only.

Since opening in 2018, the island has captured headlines and the imaginations of women around the world who have embraced its beauty and solitude—using it as a salve for the soul and catalyst for creativity. Here on this rocky expanse, cloaked in pine trees, is a protected space free from the pressures of daily life in male-dominated society. “SuperShe Island is a rejuvenating and a safe space where women can reinvent themselves and their desires. A place where you can recalibrate without distractions,” Roth says. The air is some of the freshest on earth, with notes of pine adding a natural spice to its crisp notes. Resident swans trumpet alongside their offspring as they cruise the tranquil surrounding waters.

SuperShe's four newly renovated cabins, which total 1,800 square feet, are showpieces of elegant Scandinavian design with Hästens beds, modern kitchens and bathrooms, and cozy fireplaces. Their wide windows flood the interiors with near-constant sunlight during the retreat's May to September season. Under the current layout, the island can accommodate 10 guests and five support staff, and is equipped with a 750-square-foot yoga yurt, fitness equipment, an outdoor kitchen and antique fire pit, Finnish saunas and a 100-square-foot spa yurt, three mini cabins that add 350-square feet of living space, a pier and a heliport.



Activities focus on health and wellness, from yoga, meditation and cooking classes to more energetic pursuits, such as stand-up paddleboarding, kiteboarding and swimming. For those who prefer the cool respite of the trees, there are opportunities for foraging and forest bathing, while a golden-sand beach offers quiet space for sun bathers. Contemporary hammocks and lounge areas invite visitors to curl up with a good book. It's also an excellent spot for fishing. The environment matters here, and SuperShe operates with a zero-trace policy, using electricity generated from solar and wind power and bathrooms that have incinerating toilets. Produce is sourced from local farmers, contributing to the feeling of natural communion. But amenities such as high-speed internet also are included, because sustainability doesn't equate to the absence of creature comforts. Despite the secluded locale, the island is easily accessible from the mainland—either 30 minutes via helicopter or one hour and 20 minutes by car and boat from Helsinki's international airport.

Now that SuperShe is well established, Roth is open to bringing in likeminded investors or considering the island's outright sale for the right buyer as she contemplates future projects. When operating at 100 percent capacity, the retreat generates more than US\$700,000 during its short season. The island also has another 2,000 square feet of buildable space approved for expansion, and there are additional ways to increase capacity and amenities beyond that through the use of yurts and other creative solutions. This stunning, unspoiled Finnish island is the kind of place where dreams spring to life, for its owners and its guests.



SUPERSHE ISLAND
Finland, Europe
8.47 acres

USD 2,900,000

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LITTLE SAMPSON CAY
EXUMA, BAHAMAS, CARIBBEAN



With their postcard-perfect white sand beaches glittering next to turquoise seas and an array of exclusive resorts, the 365 islands of the Exumas have become a playground for travelers seeking secluded Caribbean luxury. Located in a prime position three miles north of Staniel Cay and immediately south of Pipe Creek’s inviting sand bar, Little Sampson Cay is the rare Exumas property that can deliver private residential splendor or welcome a discerning clientele. The island underwent a complete refit and opened to the public in 2001 with a full marina, restaurant and rental homes. After 12 years, the owner closed Little Sampson Cay to the public, but maintained its excellent condition for his exclusive use.

The 32-acre island features six furnished homes and villas, including a three-bedroom main residence with 2.5 baths, a pair of two-bedroom houses, and three one-bedroom houses. An additional nine bedrooms are incorporated into three staff homes, each with their own full kitchen. A trio of gazebos strategically positioned around the island—at the marina, the Owners House Beach and the island’s south end—offer sheltered viewpoints across the tranquil jewel-toned swirls of Atlantic Ocean. Little Sampson Cay’s marina has a store with office and showers, 2,000 feet of protected docks, 180 feet of floating docks, a seaplane ramp and fuel dock. An acre of solar panels and three diesel generators provide electricity. Fresh water is produced at a rate of 19,000 gallons a day and stored in three 25,000-gallon tanks.

Accessible by boat, seaplane, and helicopter—or plane via Staniel Cay’s public runway, which services limited commercial flights from South Florida—Little Sampson Cay sits in close proximity to the area’s most noteworthy attractions: the Staniel Cay Yacht Club, the Thunderball Grotto of James Bond fame, the swimming pigs of Big Major Cay, and of course, world-class snorkeling, diving and fishing.

LITTLE SAMPSON CAY
Exuma, Bahamas, Caribbean
32 acres

USD 29,500,000

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The Bahamas’ stunning Berry Islands are often called “the Fish Bowl of The Bahamas,” bordered as they are by the deep underwater trench known as “the Tongue of the Ocean” and its multitude of marine life. Now you can own the biggest part of one of the Berry Islands’ best beauties: Hoffman’s Cay is located just seven miles from Great Harbour Cay and its international airport. With stunning beaches on both its windward and leeward sides, Hoffman’s Cay also has excellent elevations of up to 60 feet, all layered with lush vegetation and the island’s very own (and locally famous) blue hole.

Hoffman’s Cay consists of 350 pristine and untouched acres in all, with 214 acres on the southern side now available for sale, and the rest to remain under government ownership. Access to the island is via deep-water channels, and several locations are suitable for protected dockage. Most of the 30 Berry Islands are privately owned, ensuring the sophistication and seclusion of the area.

Quite simply, Hoffman’s Cay is a tremendous opportunity for the island enthusiast, with easy access to some of the best The Bahamas has to offer. Just a couple miles to the south is Little Harbour Cay, home to the beloved Flo’s Conch Bar, a favorite of locals, passing boaters, and the occasional celebrity who just happens to be in the neighborhood, like previous visitors Brad Pitt, Shakira and Penelope Cruz. The southernmost of the Berry Islands, Chub Cay, is often called “the Billfish Capital of The Bahamas,” and record-breaking catches of blue and white marlin are quite common in these parts. And yet despite being a world apart in terms of splendor and serenity, Hoffman’s is easily accessible—both commercial and private flights land at nearby Great Harbour Cay Airport (where boaters will also find the largest port in the Berries), and New Providence is just 40 miles away.

HOFFMAN'S CAY
Berry Islands, Bahamas, Caribbean
214 acres

USD 18,000,000

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HOFFMAN'S CAY
BERRY ISLANDS, BAHAMAS, CARIBBEAN





CHARLES ISLAND
ELEUTHERA, BAHAMAS, CARIBBEAN



It's one of the most exciting opportunities to come along in The Bahamas in decades—a large development-ready island at the heart of one of the most upscale, booming markets in all of The Bahamas, at the thick of the billionaire action.

Known as the Gateway to North Eleuthera, 55-acre Charles Island is literally just feet from the exploding property market and incredible work force at Spanish Wells, and every mega yacht heading to exclusive Harbour Island passes within a stone's throw of its shores. One side of the island is filled land that's pliable and well protected, opening up an array of development capabilities at a fraction of the cost. Among the many possibilities is the area's need for a world-class golf course. Despite the tremendous demand in North Eleuthera, there are currently no golf courses, giving a potential monopoly to Charles Island.

Already connected to the only private and most stable power plant in The Bahamas, Charles Island is also the perfect site for a power-heavy marina or property development. Public water is connected too, eliminating the need for generators and saltwater desalination. These same utilities can cost millions to supply on other islands, and with less stable infrastructure.

Just 15 minutes away, the international airport at North Eleuthera accommodates commercial, private and charter aircraft. A fast ferry service runs daily between Spanish Wells and Nassau, making it easy to head to the Nassau area for nightlife and gambling, then return in the morning to your private home, retreat or resort—Charles Island has ample room to accommodate them all, with nearly the entire island (55 acres out of about 58) included in this sale. Large, undeveloped, and with incredible resources just hundreds of feet away, Charles Island is not only the best blank canvas in The Bahamas, it's the only prime property left of its kind.

CHARLES ISLAND
Eleuthera, Bahamas, Caribbean
55 acres

PRICE UPON REQUEST

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MANGO BAY RESORT
VIRGIN GORDA, BVI, CARIBBEAN





Tucked away on Virgin Gorda, Mahoe Bay houses one of the quietest, most remote beaches of the British Virgin Islands. Its gently undulating curve of sandy coastline gives way to vivid blue sea protected by a coral reef, creating a tranquil, family-friendly oasis for watersports activities and relaxation. In this prime position sits the Mango Bay Resort, representing an ideal opportunity for commercial investment or a private family compound.

The boutique property covers two acres on this serene beachfront with seven bright, airy villas containing 22 bedrooms and bathrooms that were just renovated in 2019. It's possible to slip your toes into the powdery sands of the beach directly from the front patio of a pair of two-bedroom villas and one of the three-bedroom villas, while two additional three-bedroom villas (one with an upper-floor studio) also have views of the dazzling ocean, and two four-bedroom villas benefit from tropical garden views. All of the buildings are connected with manicured pathways. The resort includes an additional half-acre for dock development with a 160-foot seabed lease, main grid electricity, independent sewage system, and a shared 260 kVA generator, plus approval for an on-site restaurant.

Excellent snorkeling requires only a few fin kicks from the resort's beach, and all of Virgin Gorda is a nature lover's dream, with sky-high boulders creating saltwater pools and hiking trails carved through lush vegetation. The island's rich history can be seen in the Spanish ruins at 36-acre Little Fort National Park or the abandoned Cornish copper mine, dating to the 1800s, at its southeastern tip. Virgin Gorda is also home to the exclusive Bitter End Yacht Club and a selection of luxury resorts with high-end shopping and dining options. Secluded, yet accessible, Mango Bay Resort can be reached via private yacht, ferry service from Tortola or connecting flights from Virgin Gorda Airport, an easy 10-minute drive.



MANGO BAY RESORT
Virgin Gorda, BVI, Caribbean
2.5 acres

PRICE UPON REQUEST

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SARAWA ISLAND
SANS SOUCI, GEORGIAN BAY, ONTARIO



© SHERRY VERBEEK AND DEAN VERNER

On a secluded bay in central San Souci sits postcard-worthy Sarawa Island, its more than two acres cloaked in hardwoods, white pines and other conifers. This blanket of green provides a rich contrast to the island’s pale granite base and deep-blue surrounding waters. The property’s harbor, docking and recently upgraded three-bedroom home are nestled on its protected leeward side, creating a turnkey sanctuary in the heart of Georgian Bay’s popular cottage community.

Sarawa’s custom-built cottage boasts a new roof; an updated master bedroom; and a spacious, tiered entertainment deck large enough for sunning, lounging and al fresco dining. There is also a new chef’s kitchen with top-end appliances, central island, and marble countertops set into gleaming wood cabinetry. Two of the cottage’s bedrooms, one with en suite and one with adjacent powder room, provide tranquil bay views, while a separate bedroom wing delivers the ultimate rise-and-shine experience for its owners or special guests: a wall of floor-to-ceiling glass doors that open onto a private deck overlooking the water. Polished wood floors complement the tasteful, cozy furnishings.

The relaxed atmosphere extends outdoors with informal plantings that surround the cottage and spill down the path to the harbor. A short trail leads to an observation deck and gazebo at the island’s highest point—where there is room to add a guest cottage with open water views to the southwest. A dry dock marine shed near the water stores watercraft and marine equipment, and Sarawa’s protected dock will accommodate at least six large boats. Hydroelectric power and a septic system are in place as well.

Although tucked away, the island is easily accessed from the marinas at Parry Sound, Woods Bay and Twelve Mile Bay. Sarawa is also only a five-minute boat ride or 15-minute canoe trip from Wreck Island and its trail through the area’s fantastic geological formations. Just 10 minutes away by boat is Frying Pan Island, home to the cottagers’ association headquarters, a children’s camp and tennis club, plus a well-stocked marina—making Sarawa an ideal jumping off point for exploring the vibrant local community.



SARAWA ISLAND

Georgian Bay, Ontario, Canada
2+ acres

CAD 2,400,000

INQUIRIES

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FRYING PAN ISLAND PROPERTY
SANS SOUCI, GEORGIAN BAY, ONTARIO



© SHERRY VERBEEK AND DEAN VERNER

Sometimes it is possible to have your cake and eat it too. The San Souci region of Ontario's Georgian Bay Archipelago is beloved for its breathtaking scenery and soothing natural wonders, and this incredible property comes with a rare extra bonus—a location that's perfectly secluded, but also within quick and easy reach of the area's top amenities.

Set on your own eight-acre private peninsula of Frying Pan Island is an impeccably restored four-season Georgian Bay cottage dating from about 1912, with four bedrooms spread across 1.5 stories and 2,700 square feet. The home features an open plan living room and sunroom, including a beautiful central stone fireplace, plus a separate wood-paneled dining room with Vermont wood stove, and a kitchen with top-end appliances. The house is appointed with high-end lighting fixtures and furnishings, as well as restored antique pieces. All new Ridley Kolbe argon gas-insulated glass and wood frame windows have been installed, and all bathrooms feature floor heating.

Outside is a covered kitchen pavilion, and the sunroom opens to a large deck for al fresco dining, sunning and swimming. The property has been extensively landscaped with gardens, lawn, specimen trees and outdoor lighting. There's also a floating two-slip boathouse with a two-bedroom apartment, as well as extensive docks and decks, and a sheltered and leeward deep-water harbor. Storage capacity for 1,200 gallons of fuel oil is on site, and a 40-kilowatt back-up generator effectively runs the entire property. There also is a pressurized water system and electric submersible pump, along with a reverse-osmosis water purification system, and fully winterized water lines complete with hotline insulation system.

Everything Frying Pan Island has to offer is only two minutes away by boat: a marina with provisions, a community center, a children's camp, and a tennis club. Parry Sound and Moose Deer Point Marinas are just 25 minutes by boat, and Toronto is only a two-hour drive away.

FRYING PAN ISLAND PROPERTY

Georgian Bay, Ontario, Canada
8 acres

CAD 2,995,000

INQUIRIES

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AMANDA ISLAND
GEORGIAN BAY, ONTARIO, CANADA

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Now is your chance to claim a legendary piece of Georgian Bay history on Ontario's Amanda Island, home to the famed Amanda Lodge from 1925 to 1973. Once the site of one of the most popular holiday getaway lodges in the San Souci area, today this 37-acre beauty is ready to become your very own private hideaway, the place where your own epic history is still to come.

The freehold island boasts a refurbished original two-bedroom cottage with three stone fireplaces (in the living room and both bedrooms), fronted by a 32-foot glazed sunporch plus screened porch. The island also offers a gorgeous new 800-square-foot workshop/studio with partial loft, perfect for those special projects or enjoying even more privacy. The studio features clear pine-faced walls and ceilings, reclaimed wide-plank elm floors, and faces southward with long open views to its glorious surroundings.

Perhaps even more important, the largely undeveloped island is brimming with architectural possibility. There are numerous ideal cottage sites, more than half a dozen secluded coves and broad rock promontories with amazing views. The island's interior is astonishingly diverse, with wooded glades, exposed cliffs, rocky ridges, a historic road running the length of the island, and far more variation than most other islands in the region.

The rich natural bounty of The Archipelago is at your doorstep on Amanda Island, including amazing opportunities for unforgettable fishing, boating and kayaking. Only a few miles away is Massasauga Provincial Park, with its trails through magnificent pine forests that bears and eagles call home. Toronto is only a couple of hours to the south, making it easy for weekend commutes or catching international flights.

Amanda Island requires exploration to fully appreciate its lushly treed expanses, elevated building sites with spectacular open water views, and more than a mile of unspoiled shoreline. It is truly a unique opportunity for development, so give free rein to your imagination and forge the next phase of this historic property.

AMANDA ISLAND
Georgian Bay, Ontario, Canada
37 acres

CAD 2,980,000

INQUIRIES
George Webster
Sales Representative
Royal LePage Meadowtowne Realty, Brokerage
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RUBY ISLAND PROPERTY

GEORGIAN BAY, ONTARIO, CANADA

© LINDAL HOMES

In Georgian Bay, where more than 30,000 islands accented with greyish-pink granite and evergreen forests create dramatic base camps in the vast swath of blue water, this 4.8-acre property on the southern half of Ruby Island stands out with its architectural style and prime location. Set in sought-after Sans Souci, it features a modern Frank Lloyd Wright inspired three-bedroom main cottage and a similarly styled one-bedroom guest cottage that maximize privacy as well as bay views.

The owners collaborated on the design for the 1,500-square-foot cedar post and beam Lindal custom main cottage, incorporating signature elements of Wright's style: flat roof, rectilinear frame, functional form, and glass walls that fill the space with light. The Great Room—containing living area, wood-burning fireplace, dining room and galley kitchen with island—delivers breathtaking southern shoreline views, its 15-foot sliding glass doors opening onto a sheltered deck. Bedroom wings flank each end of the Great Room: to the east, the master bedroom and en suite; and to the west, a screened porch, two guest bedrooms, laundry room and bathroom. The cottage also can accommodate a guest wing expansion to add bedrooms. A natural stone and boardwalk pathway from the harbor leads to the roofed entry portico at the rear of the cottage, complemented by manicured lawns and ornamental plantings. The 450-square-foot guest cottage is perched near the primary dock and includes a combined living room/bedroom, granite fireplace, kitchenette, four-piece bath and utility room. Glass doors open onto a deck with a staircase to a 450-square-foot roof deck with outdoor fireplace.

Two docking areas, tucked into the island's sheltered leeward side, can accommodate a 40-foot boat and a 28-foot boat. A shallow entry swimming area is located near the secondary dock. Frying Pan Island, home to a tennis club, marina, and the Sans Souci Cottagers' Association with a children's camp and pickleball courts, is a short boat ride away. Relaxed yet contemporary, Ruby Island provides a chic oasis only 2.5 hours from Toronto.

RUBY ISLAND PROPERTY

Georgian Bay, Ontario, Canada
4.8 acres

CAD 2,650,000

INQUIRIES

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BELL ISLAND
SAN JUAN ARCHIPELAGO, WASHINGTON, USA



In the center of Washington’s San Juan archipelago, Bell Island offers exquisite natural beauty surrounded by the calm tidal waters of Puget Sound. This idyllic 4.5-acre island allows for amazing views in all directions, from sunrise to sunset. The solitude is sublime, while still offering easy access for friends and family to gather. Local island villages, plus cities such as Seattle and Vancouver, are all within close reach. The journey to the island is part of the experience, with transport available by private boat and aircraft or the Washington State Ferry. The ferry is minutes away on Orcas Island, where you’ll also find many services that add to the convenience of life on Bell Island.

The 4,000-square-foot cedar log post-and-beam frame house has an open-plan layout that is enhanced by a dramatic central stone fireplace spanning three floors. The main floor has a great room, office, game area, dining room, kitchen, large outdoor decks and a covered porch with dining space—ideal for entertaining, with stunning views inside and out. The upper loft floor features the master suite and a second office, while the lower floor adds a guest/family suite with kitchenette, studio and media room. Each level contains spacious bathrooms with handcrafted tiles. A stone guest cottage is perched on the island’s northern point. The property also has a 600-square-foot shop, pump house and dock. Two boats are included: a 24-foot EagleCraft and 22-foot Sea Sport, both set up for fishing and cruising.

Outdoor activities abound at Bell Island, from kayaking and sailing to fishing right off the dock. Feasting on local seafood is always part of the island experience, with spot prawns, Dungeness crab, ling cod, halibut, salmon, oysters and clams found in the surrounding waters. Other highlights include occasional whales passing by, frequent seal sightings and abundant bird life, including bald eagles. The possibilities for creating memories are limitless on this island gem of the Pacific Northwest.

BELL ISLAND
Washington, United States
4.5 acres

PRICE UPON REQUEST

INQUIRIES
Steve or Erica
steve@bellisland.us
1 360 376 8292



BRITISH COLUMBIA LODGE

BC, CANADA



If you've ever dreamed of investing in a stunning oceanfront eco-lodge that's surrounded by acres of unspoiled rainforest, with whales and bears as your neighbors, now is your exclusive chance. The current owners of this magnificent and profitable 30-acre British Columbia property, the only private property on a large tree-covered island in the Broughton Archipelago, are looking to retire.

The lodge's main building features a comfortable lounge, licensed bar, dining room and large brick fireplace, all surrounded by big windows and a wraparound deck that make for spectacular south- and west-facing views of the harbor. The expansive decks continue as a boardwalk along the shore, leading to eight intimate oceanside suites, each with two beds, a cozy gas fireplace and private bathroom. An additional ramp leads off the main lodge to two floating lodges below, one offering four more suites with private baths and the other with staff accommodations and a workshop. The floating lodges have been completely refurbished and add a unique appeal to this truly special property, where the sea, the forest and the accommodations are seamlessly blended through a series of beautiful interconnected wooden walkways. The lodge also includes a licensed 20 GPM well, two generators and a separate fuel float. The business has multiple long-term commercial recreation tenures throughout the area and foreshore licenses for its floating facilities and docks.

The exceptional location of the lodge—adjacent to the 30,000-acre Broughton Archipelago Marine Provincial Park and the Great Bear Rainforest—means that opportunities for magical excursions literally surround the property. Against the backdrop of a towering and pristine old-growth evergreen forest, wild orcas skip over the blue Pacific waves and mighty grizzlies forage in nearby lush coastal estuaries. Prime habitat for both orca and humpback whales is just minutes away—as is natural habitat for both grizzly and black bear, which can be viewed either by foot or from a small offshore vessel.

BRITISH COLUMBIA LODGE

BC, Canada
30 acres

CAD 4,500,000

INQUIRIES

Managing Partner
Email: tim@mcgrady.ca
Tel: 1 250 897 6412



TROY HILL
ISLAND OF SABA, CARIBBEAN



Just when you thought you knew everything about the Caribbean, along comes Saba to defy your expectations and open an exciting new world of possibilities. Just five square miles and with a population of under 2,000, Saba is the smallest special municipality of the Netherlands, tucked neatly just a few miles from its sister Dutch Caribbean islands of Sint Maarten and Sint Eustatius. Rising majestically from the sea and untarnished by the teeming tourist hordes, Saba has been named the Caribbean's best kept secret by Forbes, while National Geographic has called it the third best island in the world.

Now through a unique opportunity, you can take possession of 25 acres of prime property on Saba, including a luxury designer villa, a 12-suite hotel, and more than 30 undeveloped plots with fantastic, unencumbered views, ranging in size from 5,300 square feet to 53,000 square feet. The fabulous Haiku House, based on a 16th-century Japanese villa, is a luxurious and ultra-secluded mountain hideaway with three bedrooms, private pool and jacuzzi. The upscale Queen's Gardens Resort & Spa is currently being operated as a top-rated 12-suite boutique property, but also could potentially be repurposed as a guesthouse to the villa.

For the property's development land, the current owner has researched possibilities to build and market high-end prefab houses, quality built in The Netherlands and assembled locally. A local real estate agent is on board to assist in this project. An eco-resort project called Leaf is also in development, which fully supports the local community's desire to remain the most sustainable Caribbean island. Utilizing sustainable local building materials, this state-of-the-art project includes roof gardens and natural bio-pools to self-provide electricity, water treatment and heating and cooling for the development, while the landscaping and gardens will ecologically provide produce. Access to Saba is easy via daily flights to Sint Maarten, where plentiful global connections are available through Princess Juliana International Airport.

TROY HILL
Island of Saba, Caribbean
25 acres

PRICE UPON REQUEST

INQUIRIES
Private Islands Inc.
info@privateislandsinc.com
1 705 444 0681

FORT MORGAN CAY
ROATAN, HONDURAS, CENTRAL AMERICA



It's not so unusual for a Caribbean private island to come with a bit of history—but it's incredibly rare that an island can claim connections to Columbus, pirates and the British military. Located just off the coast of Roatan and less than 50 miles from mainland Honduras, Fort Morgan Cay is one of the Bay Islands discovered by Christopher Columbus in 1502. The island served as a refueling stop for pirates like Captain Morgan for the next 200+ years, and the British made it part of their Port Royal settlement in the mid-18th century, building Fort George on its west side to protect the local harbor.

Modern visitors come to 40-acre Fort Morgan Cay for its natural beauty, unparalleled tranquility and total pampering at its seven-room guest lodge, each room with in-suite bathroom. Covered in virgin mangroves and situated directly on a breathtaking coral reef, the island and its surrounding area offer incredible fishing, hiking, diving, kite surfing and sailing. Kayaking “mangrove tunnels” is another favorite pastime, through ocean channels covered in mangroves. Winding down is easy too, on one of the island's three white sand beaches, or ample lounges, shaded terraces and wide sun decks. There's also a yoga palapa, a large work bodega, a commercial-grade kitchen, indoor dining and library, as well as covered outdoor living and dining areas.

Other features on the island include a boathouse with three stalls, four docks (including two with deep-water access), a six-bedroom two-bathroom staff house and a manager's apartment. Just a two-hour flight from Atlanta, Miami or Houston, Roatan is easily accessible from North America, and Port Royal is less than an hour's drive from the international airport. From there, it's just a quick five-minute boat ride across the bay to Fort Morgan Cay. The island even has its own disused grass runway, which could be reactivated if the new owners so choose.

FORT MORGAN CAY
Roatan, Honduras, Central America
40 acres

PRICE UPON REQUEST

INQUIRIES
Private Islands Inc.
info@privateislandsinc.com
1 705 444 0681



GOLFITO BAY PROPERTY

COSTA RICA, CENTRAL AMERICA

When most people think of Costa Rica, they think coffee farms, jungles or surfing. They aren't likely to conjure up thoughts of the lush, exotic Southern Pacific. Now you can own a prime project set on Costa Rica's tranquil Southern Pacific coast, either as a private estate or as a developer's dream uniting more than 800 acres into a master plan that includes homes, condos, ocean-front and mountain amenities, and a marina and beach club.

Golfito Bay is the most naturally protected port in Central America, completely encased by natural barriers that ensure calm waters year round. Its privileged position is explained within its very name: a small gulf within a larger one. This key factor has made the area the virtually exclusive destination for yacht transport companies all along Central America's Pacific coast and beyond. Golfito is a gateway to the area's national parks, botanical gardens and animal reserves, and arguably the best place for spotting whales and dolphins as well as snorkeling and scuba diving.

Costa Rica's South is served by national roads and local flights from the international airport. With its ideal site for a marina, the property would make a natural hub for the boating community. The marina permit is in final stages, and includes a master plan for a small hotel, restaurant, apartments for crew, and other leisure development. The property is located less than 10 minutes from the local airport by boat or 20 minutes by land. A heliport could be easily implemented, and the marina would have additional piers with some 150 slips for non-permanent boats.

Golfito is surrounded by nature reserves, and the property has two miles of bayfront, perfect for the world-class fishing that brings anglers to the area year round. Just a car ride away is Pavones, the world-renowned surf mecca. And just across Golfo Dulce is the Osa Peninsula, described by National Geographic as one of the most biologically diverse places on earth.

GOLFITO BAY PROPERTY

Costa Rica, Central America
800 acres

USD 17,500,000**INQUIRIES**

Private Islands Inc.
info@privateislandsinc.com
1 705 444 0681



DEER ISLAND
FLORIDA, UNITED STATES

On Florida's Gulf Coast, 50 miles west of Gainesville, where sunset turns the sky to fire and the pace slows to an amble, you'll find the Big Bend Seagrasses Aquatic Preserve. Its nearly 1 million square miles serve as a fish nursery, which keeps the area well stocked for anglers, and sustain a commercial industry of oysters, pink shrimp and blue crabs. In the midst of this aquatic preserve is Deer Island, a stunning 45-acre barrier island that has elevations rising to 12 feet above sea level and a sandy beach facing the open Gulf. Salt marsh and oyster beds fringe the island's bay side, and its shores are densely cloaked in oak, pine, cedar and palm trees with an understory of native vegetation.

Tucked into this private island wilderness—accessible only by boat—is an inviting three-bedroom, one-bathroom stilt house with nautical flourishes; a stand-alone bathhouse with toilet and shower; a boat dock with floating terminal platform; a beach access ramp; a water well and water treatment system; and a small storage building. A solar system with battery storage and generator backup provides Deer Island's power. Trails have been carved throughout its woodland to ensure everything is within reach. Included in the property's sale are most of the home furnishings and tools, a 30-foot deck barge with a 115-horsepower outboard motor, and a 2019 54-horsepower four-wheel-drive Kubota tractor complete with a bushhog, loader bucket and grapple.

The historic fishing village of Cedar Key, known for its seafood eateries, is eight miles south of Deer Island, while equally charming Suwannee sits eight miles north. The island also adjoins the Lower Suwannee National Wildlife Refuge, home to whitetail deer, grey fox and eagles. Tarpon, snook, redfish and trout are abundant in the surrounding waters, and during winter, the island offers excellent cover for duck hunting. Deer Island is a haven for sporting enthusiasts, conveniently positioned less than a three-hour drive from Tampa or Orlando international airports.

DEER ISLAND
Florida, United States
45 acres

USD 2,100,000

INQUIRIES
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Email: gfooster@creativeenvironmental.com





THE CONFLICT ISLANDS
PAPUA NEW GUINEA, SOUTH PACIFIC

Eighty miles east of Papua New Guinea rest the Conflict Islands, a 21-island atoll named after a British naval ship that surveyed this remote corner of the Coral Sea in the 1880s. Today, it's the only freehold archipelago for sale in the world, its name a dramatic misnomer for its tranquil landscape of white sand beaches, swaying palms and electric-blue sea ribboned with colorful coral reefs.

A sunken volcano gifted the 925-acre island group with a dazzling turquoise lagoon that is home to over 3,000 species of fish, more types of coral than the Great Barrier Reef, and the third-largest green turtle nesting ground in the South Pacific. The largest island, Irai, delights above and below the surface with 23,000 feet (7,000 meters) of beachfront and reefs that offer record numbers of fish species in a single dive. A partnership with the Conflict Islands Conservation Initiative helps to protect this one-of-a-kind marine habitat, which shelters 20 vulnerable species. From 2020 to 2021, CICI released 11,000 green and endangered hawksbill turtle hatchlings into the waters, and also have developed programs to monitor the resident sharks and manta rays.

Aside from a six-bungalow eco resort with a cyclone-proof jetty and small landing strip on the third-largest island, Panasesa, the atoll is untouched; but it features in curated cruise ship itineraries, attracting divers and snorkelers to its kaleidoscopic underwater world, and is easily accessible via private jet from Sydney. Numerous options await a visionary new owner, ranging from a total focus on environmental protection to the construction of a more elaborate resort with an expanded runway for bigger aircraft. It would even be possible to develop private luxury residences on the smaller islands that are then serviced through the main resort—all of them benefitting from proximity to one of the most diverse marine ecosystems on the planet.

THE CONFLICT ISLANDS
Papua New Guinea, South Pacific
925 acres (21-island atoll)

PRICE UPON REQUEST

INQUIRIES
Private Islands Inc.
info@privateislandsinc.com
1 705 444 0681



PUMPKIN ISLAND

USD 18,500,000 | AUSTRALIA, SOUTH PACIFIC | 15 ACRES

Nestled in the Southern Great Barrier Reef's Keppel Group of islands, some 9 miles off the coast of Yeppoon and just 6 miles north of Great Keppel Island, Pumpkin Island is a stunning, soothing, highly successful and impeccably rated eco-friendly retreat, catering to couples, family groups and larger parties. With 5 self-contained oceanfront guest cottages with outdoor decks plus 2 bungalows with open-air kitchens and bathroom facilities, the island has room for up to 34 guests seeking the ultimate completely off-the-grid experience. Powered by solar and with plentiful rainwater storage, Pumpkin Island was the first beyond carbon neutral island in Australia, and was named the most sustainable hotel in Australasia in 2018. Dolphins, turtles and whales are regular offshore neighbors, and the area's famed coral reefs literally surround the island, just waiting to be explored via snorkeling, glass-bottom kayaking, or stand-up paddle boarding. Fish for your supper in the rich waters, or harvest your own oysters off the rocks. Pumpkin Island is offered as a rolling lease, with renewal due in 2046, but the opportunity it affords is timeless. The island's 36-passenger ferry is included in the sale.

Wayne & Laureth | bookings@pumpkinisland.com.au | 1 800 765 687

NIUBAVU, QAMEA ISLAND

USD 1,600,000 | FIJI, SOUTH PACIFIC | 224.6 ACRES

Niubavu is a freehold undeveloped island parcel with excellent development opportunities. The land is situated on Qamea Island, just east of Taveuni Island. The main tourist development on Qamea Island is the Qamea Beach Club with a total of 12 exclusive bures. Across from Niubavu on Matagi Island is Matagi Island Resort, and to the east lies the exclusive Laucala Island Resort on Laucala Island. This parcel offers coastal frontage at Vatuacati Point with pristine ocean views and follows a ridge along its northern boundary. On its south side, the property meets a creek which forms the common boundary with the adjoining native land.

CLOVE CAY

USD 18,000,000 | BAHAMAS, CARIBBEAN | 144 ACRES

Tropical seclusion and convenient access to civilization and air transport on Great Exuma combine to create the perfect private island opportunity at Clove Cay. Comprised of 144 acres, Clove Cay is situated at the southern end of the prestigious Exuma Cays with barrier islands to the east creating calm, protected azure seas with deep water channels on either side of the island. Clove Cay has well over 2 miles of oceanfront with beautiful natural amenities such as tall mature trees, 30-foot elevations and 3 delightful beaches. The island is home to a 3,000-square-foot home and several outbuildings, now in a state of disrepair, but with a sound structure that will give a new island buyer a major head start over a virgin island. In addition, the compound offers a boat ramp and a partial concrete pier. Neighbouring islands are owned by celebrities, business moguls and are home to some of the world's top luxury private resorts.

John Christie | jchristie@hgchristie.com | 1 242 322 1041

GRAND SCRUB ISLAND

PRICE UPON REQUEST | BVI, CARIBBEAN | 170 ACRES

Named appropriately, 20 years ago this beautiful island consisted of nothing but scrub. Today, there sits a luxury resort, spa and marina, which now reap the benefits of being affiliated with Marriott's Autograph Collection®. That association means that investors in real estate on the island who choose to join the rental program can take advantage of Marriott's extensive distribution and loyalty programs and are guaranteed a five-star level of service, quality, and property maintenance. Grand Scrub Island is attached to Little Scrub Island via a small isthmus. A visionary new developer stands to benefit greatly from the substantial investment in infrastructure made by the current owners. They have brought power to the island via undersea cable and installed a desalination plant, all with capacity to service both Little Scrub and Grand Scrub. They have built a full-service upscale marina, service area, barge ramp and commercial dock, as well as operating restaurants, bars, a full-service spa and accommodations. The hard work has been done. The risk has been greatly reduced. It's time for a fortunate developer to recognise the opportunity and take full advantage.

Chris Smith | chris@coldwellbankerbvi.com | 1 284 340 3000



FRIGATE CAYE

USD 4,000,000 | BELIZE, CENTRAL AMERICA | 2.76 ACRES

Frigate Caye is a stunning prime island with picturesque sunrises and sunsets and beautiful views in all directions. It is located 7.5 miles southeast of the tourist popular Placencia Village on the 16-mile Placencia peninsula in southern Belize. Once a smaller undeveloped private island, Frigate Caye has now been transformed into a larger 3.5-foot-high island gem ideal for a resort or family heirloom. The current structures are a combination of concrete and exotic woods of Belize. There are large overwater villas with spacious decks and the surrounding crystal clear waters and natural corals provide a magnificent underwater snorkeling experience. The estimated cost to fully complete all structures on the island is USD 1.3 M.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681

LITTLE ROUND CAYE

USD 2,100,000 | BELIZE, CENTRAL AMERICA | 4.59 ACRES

Little Round Caye is just 16 miles from Placencia and is an ideal location for a secluded home or an island resort. The property has one of the longest concrete piers in Belize that leads to a 20-foot wide concrete palapa, ideal for boat moorage, fishing or dining above the ocean. There is also a partially finished, roughly 1600-sq.ft., two-story house on the caye with stunning 360-degree views of the ocean. Being just 5 minutes away from the Belize Barrier Reef and its extensive coral system, the island has a reputation among local fishermen as a hotspot for fantastic fishing.

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4-ACRE PRIVATE ISLAND NEAR INVERMERE

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

Now you can live on your own island away from the crowds overlooking a beautiful mountain lake with majestic Mt. Nelson perfectly framed in your huge picture windows! If you've ever wanted to luxuriate on your private dock surrounded by the sounds of loons chorusing, fish jumping and birds calling, then your wait is over. This fabulous 4-acre retreat is just a 5-minute drive to Invermere and 10 minutes to Panorama Ski Resort. Imagine yourself fishing, hiking the majestic Rocky and Purcell Mountains, swimming, paddle boarding, skating, cross-country skiing and kayaking right off your dock. The architecturally designed home is a masterpiece with lake and mountain views from every window. The ample country kitchen complete with authentic wood stove is a place where your whole family can congregate to rehash the days' adventures after which you may proceed to the large formal dining room for the evening meal. The 96-year-old owner is selling the property as a life estate. She is a renowned potter whose wish is that the new owner will continue with her plans to have an artist in residence program in her studio which is a Pan-Abode structure overlooking the peace and serenity of the wetlands.

Ross Newhouse | newhouseconnect@gmail.com | 1 250 342 5247
Coldwell Banker Windermere Valley Realty Ltd

DUVAL ISLAND

CAD 765,000 | ECHO BAY, ONTARIO, CANADA | 5.4 ACRES

Located just over the Michigan border near Echo Bay, Ontario, Duval Island's move-in-ready main cottage features four bedrooms, a three-piece bathroom, a living room with wood stove, a bright kitchen and a dining area with gorgeous lake views, all surrounded by low-maintenance 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 sandy swimming area. Natural mulch and stone paths provide easy walking throughout the island's majestic white pines, and a variety of benches have been placed in strategic spots along the way for taking in the priceless views. Full services include a solar power system, a 7,000-watt electric-start back-up generator, lake-provided running water with a new propane hot water tank and full septic. A large floating dock provides the island with great deep-water mooring. Just minutes south of the Soo Locks and Sault Ste. Marie, Duval Island is conveniently accessed via a short boat ride from nearby Richards Landing Marina or from a developed mainland lot on MacDonald Drive, also included in the sale.

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



GEZIRA ISLAND

CAD 750,000 | NOVA SCOTIA, CANADA | 2.53 ACRES

Gezira Island is a 2.53-acre island gem located on Lake Micmac, a small freshwater lake in Halifax. The property features hiking pathways, docking system, and a 1.5-story cottage with vaulted ceilings, 3 bedrooms, kitchen, dining area, living room and wrap around exterior decking. This is a unique opportunity to own your very own private island, a turnkey sanctuary away from the hustle of the world and yet still conveniently in the city.

Zac Skebo | zac@viewpoint.ca | 1 902 441 0268

LITTLE HAWKINS ISLAND

USD 15,900,000 | GEORGIA, UNITED STATES | 3.94 ACRES

Just off Sea Island in Georgia’s Golden Isles, Little Hawkins Island is an award-winning private island surrounded by the tranquil Marshes of Glynn with deep water access and sweeping intercoastal river views. Little Hawkins Island is a 3+ acre paradise accessed via your own privately gated 110-foot concrete bridge set within a prestigious gated island community. Designed as a small village of 4 discrete buildings with 11,000 square feet of living area, this personal resort is composed of a main residence, two guest cottages and your own personal club set in a meticulously landscaped waterside setting. From the beginning, the Little Hawkins Island project was engineered to be green and employs a geothermal system that helps provide the energy required to heat, cool, and control humidity for all four buildings. Little Hawkins Island is mere minutes from all of the amenities Sea Island has to offer and is also minutes from the village of St. Simons Island, a full-service year-round community. The property is being offered fully equipped and furnished and does not require any set up or planning. The island is an ideal sanctuary and perfectly suited for use as a private, corporate or family retreat.

Randy Burgess | Randy@Burnett-Partners.com | 1 707 756 2013

PRIVATE ISLAND ON SCHOOL SECTION LAKE

USD 1,460,000 | MICHIGAN, UNITED STATES | 12 ACRES

This is truly a once in a lifetime opportunity to own your own private island as well as 2 shore side lots for access and utility lines. This private paradise sits in the center of pristine School Section Lake in the heart of mid Michigan's water wonderland. It is near shopping and restaurants, airport and prize-winning golf courses at Canadian Lakes Resort and only 25 minutes to Mt. Pleasant's Central Michigan University and Soaring Eagle Casino. The island has over 2,200 feet of beautiful, firm, sandy shorelines, 2 cottages, docks and a boathouse. The west shore side lot has a second boathouse and dock for easy access to the island. The island is forged with pathways ready to explore and majestically wooded with mature cedar, oak and pine trees. The cottages offer two bedrooms and one bathroom each and both share dramatic, panoramic views of the water. You can fish, swim, boat, jet ski, snowmobile and join the likes of Bill Gates and Elon Musk in relishing the privacy and exclusivity that only very few people have when you own your very own private island. This is only the second time in more than 100 years that this property has been offered for sale. The island is officially platted into 20 lots for future development.

Mariann Zander | zander@reagan.com | 1 810 691 1536



RABBIT ISLAND

USD 1,200,000 | VERMONT, UNITED STATES | 3.81 ACRES

Rabbit Island is a privately owned 3.81-acre island with long lake views on beautiful Lake Bomoseen in south central Vermont/Rutland County. The island features a 5-bedroom cottage with a cozy library/living room with a wood stove, dining room and spacious kitchen which opens to the enormous wrap-around screened-in porch. There is also a newer attached tower section that goes up 3 stories and has a cozy den with fireplace, a bedroom on the top floor with peekaboo views through the pine trees to the lake below, and a full wrap-around deck. The third living space is the guest cottage with an open floor plan and another spacious screened porch overlooking the lake towards the east shore. Various sheds, beautiful rock outcroppings, vistas and trails throughout the island make this the ultimate island escape.

For additional information, visit: www.FourSeasonsSIR.com

Susan Bishop, Broker | sue.bishop@fourseasonssir.com | 1 802 558 2180



BUTTERFIELD ISLAND

USD 615,000 | MAINE, UNITED STATES | 8 ACRES

Butterfield Island is a self-sufficient, fully furnished private 8-acre island located 60 miles northeast of Bangor on pristine & forever wild 5,000-acre Nicaous Lake. The island is tree studded with large white pine, red pine, hemlock, spruce, cedar, maple, and birch. The family style compound has two main buildings, 3 sleep cabins, generator building, two outhouses, tool shed, woodshed, supply cabin and a dug well. The 20'x23' "old main camp/master sleep cabin" built in c.1926 has a field stone fireplace, bathing room with clawfoot tub, hot water heater and separate sink with running water. The large wrap around upstairs loft can be used for additional sleeping area and/or storage. A wonderful open porch surrounds around three quarters of the building. The second main building was built in 2004 and is 25'x28' in size with a 10'x12' screened porch and large deck with impressive, oversized stairs, all overlooking the lake. It has an open floor plan with vaulted ceilings and houses a modern kitchen overlooking dining and living room areas. Butterfield Island can be reached in just under a five-mile boat ride from the boat landing at the north end of the lake. On the mainland there is a boat house with ample parking and a private dock. The area's scenic beauty, recreation and wildlife is unsurpassed.

John Colannino | John.Colannino@afmforest.com | 1 207 266 7355

PUNTA LOROS

USD 10,900,000 | COSTA RICA, CENTRAL AMERICA | 460 ACRES

Punta Loros boasts over 460 acres of titled buildable oceanfront land. Adjacent to and forming natural borders with the property are large mangroves, adding privacy and natural beauty. Punta Loros is exempt from the 200 meter maritime zone restrictions, a rare coastal distinction afforded to only a select few oceanfront parcels in Costa Rica. The land has a gently sloping topography that offers stunning ocean views as well as allowing for easy construction. Distinctive bluffs, coves and grottos further add character to this unique property. Punta Loros, unlike other large tracts, has gone a long way in legal and administrative tasks, including environmental studies, initial permitting for up to 5,000 residences, 500 hotel rooms and a golf course. A detailed data room is available for qualified buyers. Working closely with a development consultant, current ownership has prepared a blank slate for a buyer to have flexibility in development of this property. Punta Loros is ideally located in the central Pacific, situated in close proximity to protected rainforests, wildlife reserves, national parks as well as tourist and commercial attractions. It is about an hour from the international airport and a 7 kilometer (10 minute) drive from the highway.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



THE BAY

USD 12,000,000 | COSTA RICA, CENTRAL AMERICA | 148 ACRES

This property consists of some 60 hectares of coastal land with almost a kilometer of shoreline and a small beach with pristine water that maintains its transparency throughout the year, even in the rainy season that muddies rivers, deltas, and beaches. The currents also help keep these waters very pure, bringing in the fish that make the location so good for fishing. The topography of the property is ideal, with the highest areas (hills exceeding 130 meters above sea level) offering views over Salinas Bay and southern Nicaragua to the north. Due to its rectangular shape, the land has 4 borders: the Pacific (Gulf of Santa Elena) to the south, a public highway to the east, private property to the north, and the Santa Elena Preserve to the west. This area is seeing significant investment and development which brings with it major improvements in infrastructure, including paved streets, electrification, and aqueducts. Today you can drive the very scenic route from Liberia International Airport right to the property (65 km) in just one hour.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



JOALI MALDIVES

MALDIVES, ASIA

This beautiful island resort in the middle of the Indian Ocean is fringed by pristine white-sand beaches and surrounded by brilliant blue waters that boast spectacular marine life. Choose from lavish accommodations, diverse culinary experiences, and an abundance of activities and unique excursions.

reservations.jomv@joali.com | +960 658 44 00



VELAA PRIVATE ISLAND

MALDIVES, ASIA

In Noonu Atoll lies Velaa Private Island, an ultra-exclusive boutique hide-away 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.

reservations@velaaaisland.com | +960 6565 243



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.

adam@privateislandsinc.com | +1 416 728 4989



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.

adam@privateislandsinc.com | +1 416 728 4989



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.

adam@privateislandsinc.com | +1 416 728 4989



KUDADOO MALDIVES PRIVATE ISLAND

MALDIVES, ASIA

Kudadoo Maldives Private Island is surrounded by palm-lined powder-soft beaches and turquoise ocean teeming with life. This fully inclusive retreat offers unlimited spa treatments, private excursions, scuba diving, water sports, unique culinary journeys, and your own personal butler.

reservations@kudadoo.com | +960 662 20 00



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.

adam@privateislandsinc.com | +1 416 728 4989



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.

info@clapboardisland.com | www.clapboardisland.com



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 | 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 | 888 521 6648 (toll-free)



HAWKINS ISLAND

BERMUDA, CARIBBEAN

This treasured hideaway is 25 acres of lush woodland reserve, majestic caves, colorful coral reefs, and tranquil private sandy beaches. The executive villa accommodates 8 adults in 4 king suites, featuring a rooftop lounge space, lush open-air garden showers, and mosaic Jacuzzis.

hawkins@thewaterfront.bm | 1 441 296 5722

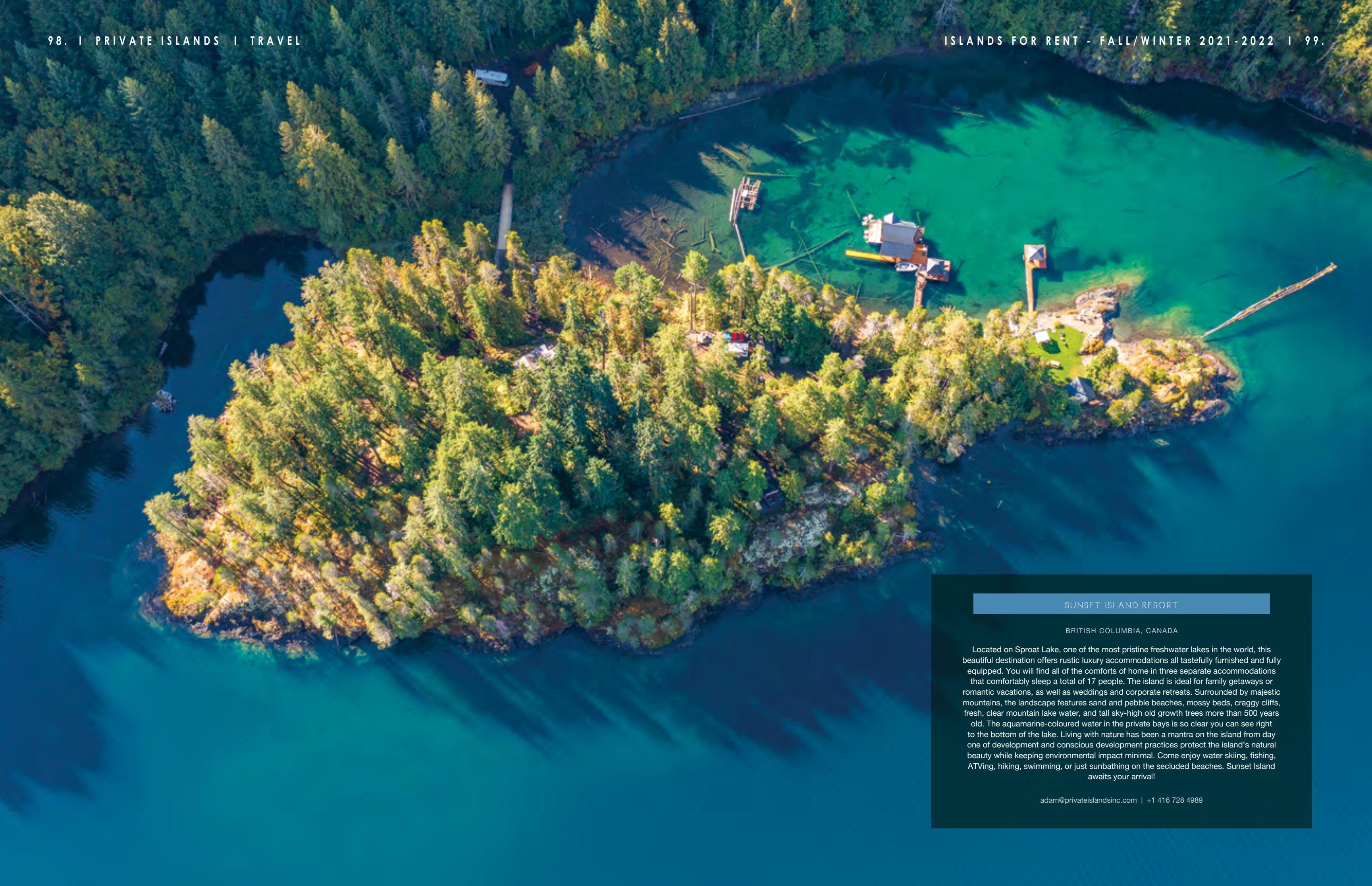


CALIVIGNY ISLAND

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.

adam@privateislandsinc.com | +1 416 728 4989



SUNSET ISLAND RESORT

BRITISH COLUMBIA, CANADA

Located on Sproat Lake, one of the most pristine freshwater lakes in the world, this beautiful destination offers rustic luxury accommodations all tastefully furnished and fully equipped. You will find all of the comforts of home in three separate accommodations that comfortably sleep a total of 17 people. The island is ideal for family getaways or romantic vacations, as well as weddings and corporate retreats. Surrounded by majestic mountains, the landscape features sand and pebble beaches, mossy beds, craggy cliffs, fresh, clear mountain lake water, and tall sky-high old growth trees more than 500 years old. The aquamarine-coloured water in the private bays is so clear you can see right to the bottom of the lake. Living with nature has been a mantra on the island from day one of development and conscious development practices protect the island's natural beauty while keeping environmental impact minimal. Come enjoy water skiing, fishing, ATVing, hiking, swimming, or just sunbathing on the secluded beaches. Sunset Island awaits your arrival!

adam@privateislandsinc.com | +1 416 728 4989

PARADISE ISLAND

BRAZIL, SOUTH AMERICA

Designed by award-winning Brazilian architect Ivan Smarcevscki, Paradise Island consists of 10 chalets, one Gran Salon and one spa, all in perfect harmony with the island's nature. Highlighted by an exquisitely furnished two-story living room, the Gran Salon is the center of activity on Paradise Island. On the mezzanine, you'll find an open area for games and a closed area with space to play cards or use the high-quality home theater. A 650-meter Cooper jogging track runs around the island, accented with coconut trees and mangroves, and with views of marine fauna, flora and an infinitude of local birds. Small coves with private beaches, continuously reshaped by tidal changes, beckon for a refreshing swim. The island's official tennis court is lit for your enjoyment by day or night. Fishing on Paradise Island is excellent too, either with a rod at the pier or with a reel at Boqueirão Reef. A complete spa features a steam sauna, gym, massage room, showers and whirlpool.

dlevendakos@gmail.com | +55 71 991 886 744 (WhatsApp available)



BATCHAWANA ISLAND

USD 6,850,000 | ONTARIO, CANADA | 5200 ACRES

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 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.

SUPERIOR WAY LAND ACQUISITIONS | WWW.BATCHAWANAISLAND.COM



BIGWOOD ISLAND

CAD 3,650,000 | 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.

Overlooking the harbor, the 2,500-square-foot, five-bedroom Main Lodge dating from 1905 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.

GEORGE WEBSTER | GEORGE.WEBSTER@ROGERS.COM | + 1 416 938 9350



BELL ISLAND

PRICE UPON REQUEST | WASHINGTON, UNITED STATES | 4.5 ACRES

Surrounded by the calm waters of Puget Sound, Bell Island features a 4,000-square-foot cedar log post-and-beam frame house, a stone guest cottage, a 600-square-foot shop, pump house and dock. Two boats are included: a 24-foot EagleCraft and 22-foot Sea Sport.

Steve or Erica | steve@bellisland.us | 1 360 376 8292



DEER ISLAND

USD 2,100,000 | FLORIDA, UNITED STATES | 45 ACRES

Located in the midst of the Big Bend Seagrasses Aquatic Preserve is this stunning barrier island rising to 12 feet above sea level with a sandy beach facing the open Gulf. Tucked into this private island wilderness is an inviting 3-bedroom, one-bathroom stilt house with nautical flourishes.

George K. Foster | gfooster@creativeenvironmental.com | 1 352 279 7368

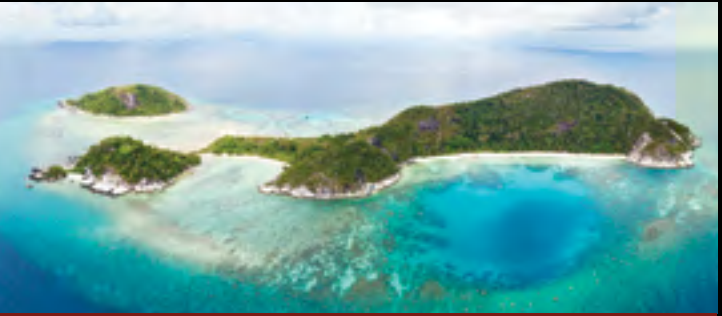


SARAWA ISLAND

CAD 2,400,000 | ONTARIO, CANADA | 2+ ACRES

This postcard-worthy island is cloaked in hardwoods, white pines and other conifers, providing a rich contrast to the island's pale granite base and deep-blue surrounding waters. The property's harbor, docking and three-bedroom home are nestled on its protected leeward side, creating a turnkey sanctuary.

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



ISLAND PAIR IN ANAMBAS

PRICE UPON REQUEST | INDONESIA, ASIA | 159 ACRES

Just 200 miles from Singapore and ideally suited for an exquisite eco-resort, the larger of these two islands is 141 acres, with lush tropical greenery, stunning natural lagoons and beaches, and tall vistas. Its petite partner isle is close enough to be connected by wooden deck pathway on poles.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



BRITISH COLUMBIA LODGE

CAD 4,500,000 | BRITISH COLUMBIA, CANADA | 30 ACRES

Now is your exclusive chance to invest in a stunning profitable oceanfront eco-lodge surrounded by acres of unspoiled rainforest, with whales and bears as your neighbors. It's the only private property on a large tree-covered island in the Broughton Archipelago and the current owners are looking to retire.

Managing Partner | tim@mcgrady.ca | 1 250 897 6412



AMANDA ISLAND

CAD 2,980,000 | ONTARIO, CANADA | 37 ACRES

Home to the famed Amanda Lodge from 1925 to 1973, this Georgian Bay island boasts a refurbished original 2-bedroom cottage with 3 stone fireplaces, fronted by a 32-foot glazed sunporch plus screened porch. The island also offers a gorgeous new 800-square-foot workshop/studio with partial loft.

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



TROY HILL

PRICE UPON REQUEST | ISLAND OF SABA, CARIBBEAN | 25 ACRES

Now through a unique opportunity, you can take possession of 25 acres of prime property on Saba including a luxury designer villa, a 12-suite hotel, and more than 30 undeveloped plots with fantastic, unencumbered views, ranging in size from 500 to 5,000 square meters.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



MANGO BAY RESORT

PRICE UPON REQUEST | BVI, CARIBBEAN | 2.5 ACRES

Tucked away on Virgin Gorda, this boutique beachfront resort features seven bright, airy villas containing 22 bedrooms and bathrooms that were just renovated in 2019, representing an ideal opportunity for commercial investment or a private family compound.

Rico Garcia | ricogarcia@remax.net | 1 284 340 2444

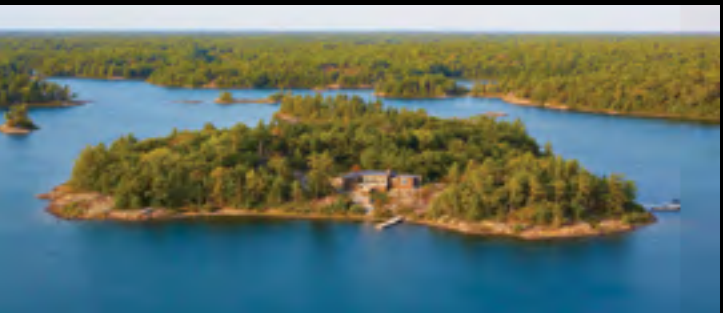


FRYING PAN ISLAND

CAD 2,995,000 | ONTARIO, CANADA | 8 ACRES

Set on its own private peninsula is an impeccably restored 4-season cottage with 4 bedrooms spread across 1.5 stories and 2,700 square feet, with an outside covered kitchen pavilion. There's also a floating 2-slip boathouse with a 2-bedroom apartment, as well as extensive docks and decks.

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



RUBY ISLAND PROPERTY

CAD 2,650,000 | ONTARIO, CANADA | 4.8 ACRES

This 4.8-acre property on the southern half of Ruby Island stands out with its architectural style and prime location, featuring a modern Frank Lloyd Wright inspired three-bedroom main cottage and a similarly styled one-bedroom guest cottage that maximize privacy as well as bay views.

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



GOLFITO BAY

USD 17,500,000 | COSTA RICA, CENTRAL AMERICA | 800 ACRES

Now you can own a prime project set on Costa Rica's tranquil Southern Pacific coast, either as a private estate or as a developer's dream uniting more than 800 acres into a master plan that includes homes, condos, ocean-front and mountain amenities, and a marina and beach club.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



FORT MORGAN CAY

PRICE UPON REQUEST | HONDURAS, CENTRAL AMERICA | 40 ACRES

This history steeped island offers total pampering at its 7-room guest lodge situated directly on a breathtaking coral reef with 3 white sand beaches, a yoga palapa, a large work bodega, a boathouse, 4 docks, a 6-bedroom staff house, manager's apartment and so much more.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



FUNK CAY

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA | 2.9 ACRES

Just 16 miles east of Placencia, Funk Cay offers one of the last quality private islands for development in the region with cleared interior and added sand, 100 ft. area for a helipad, 3 wooden buildings for staff accommodation and storage, including housing for a reverse osmosis unit.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



LITTLE SAMPSON CAY

USD 29,500,000 | BAHAMAS, CARIBBEAN | 32 ACRES

Located in the Exumas, just 3 miles north of Staniel Cay, this 32-acre island features 6 furnished homes and villas, including a 3-bedroom main residence with 2.5 baths, a pair of 2-bedroom houses, and 3 one-bedroom houses. An additional 9 bedrooms are incorporated into 3 staff homes.

George Damianos | George.Damianos@SIRbahamas.com | 1 242 424 9699



LITTLE WHALE CAY

USD 35,000,000 | BAHAMAS, CARIBBEAN | 40 ACRES

Little Whale features a private 2,000-ft paved landing strip, and boasts 3 secluded sea-view houses, an infinity pool, tennis court, yoga deck, gym, manager's house, staff housing, and a small supply store. There is also a church built of native coral stone and a lake with flamingos.

George Damianos | George.Damianos@SIRbahamas.com | 1 242 362 4211



LUMBER CAY

USD 8,600,000 | BAHAMAS, CARIBBEAN | 30 ACRES

Located in the Exumas, this freehold private island features lush native vegetation and 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



CHARLES ISLAND

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN | 55 ACRES

This is one of the most exciting opportunities to come along in The Bahamas—a large development-ready blank canvas at the heart of one of the most upscale, booming markets in all of The Bahamas, at the thick of the billionaire action, with incredible resources just hundreds of feet away.

Ty Roberts | tjrbahamas@aol.com | 1 242 422 4050

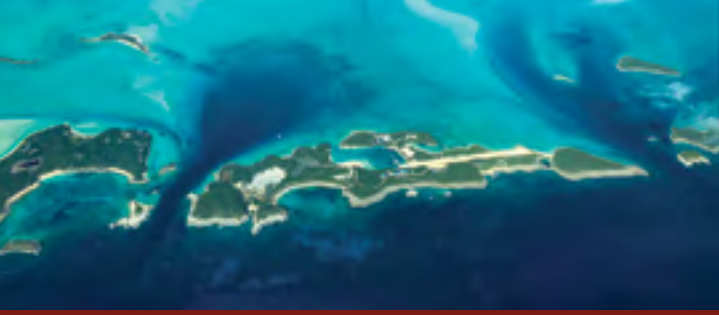


NORTH PIMLICO ISLAND

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

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

John Christie | jchristie@hgchristie.com | 1 242 322 1041



CAVE CAY

USD 60,000,000 | BAHAMAS, CARIBBEAN | 220 ACRES

Positioned in the heart of the Exuma Cays immediately north of Musha Cay, Cave Cay is completely self sufficient with its very own deep-water harbour (12 feet at low tide) and private marina with 35 dock slips and a 2,800 foot private landing strip.

George Damianos | George.Damianos@SIRbahamas.com | 1 242 362 4211



ISLA LACAO

USD 3,200,000 | CHILE, SOUTH AMERICA | 206 ACRES

Isla Lacao is located in the quiet and tourist-friendly bay of Caulin. This undeveloped property features several types of vegetation and usable water sources, and has great potential in a diversity of areas such as real estate development, tourism, conservation, aquaculture, forestry and agriculture.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



HOFFMAN'S CAY

USD 18,000,000 | BAHAMAS, CARIBBEAN | 214 ACRES

Hoffman's Cay is located just seven miles from Great Harbour Cay and its international airport. With stunning beaches on both its windward and leeward sides, Hoffman's Cay also has excellent elevations of up to 60 feet, all layered with lush vegetation and the island's very own (and locally famous) blue hole.

John Christie | jchristie@hgchristie.com | 1 242 322 1041



ROYAL ISLAND

USD 45,000,000 | BAHAMAS, CARIBBEAN | 430 ACRES

Located in North Eleuthera, Royal Island has beautiful beaches, great elevations, a large natural harbour and a turnkey private resort operation all less than 20 minutes from North Eleuthera with its international airport and FBO, with approvals for both a golf course and a marina.

John Christie | jchristie@hgchristie.com | 1 242 322 1041



CONFLICT ISLANDS

PRICE UPON REQUEST | PNG, SOUTH PACIFIC | 925 ACRES

This 21-island atoll is the only freehold archipelago for sale in the world, with a tranquil landscape of white sand beaches, swaying palms and electric-blue sea ribboned with colorful coral reefs. The atoll is largely untouched with one resort and landing strip in place.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681



SUPERSHE ISLAND

USD 2,900,000 | FINLAND, EUROPE | 8.47 ACRES

Created as a private retreat for women only, SuperShe Island features four main cabins, three mini cabins, a pier and a heliport. The island is equipped with a 750-square-foot yoga yurt, fitness equipment, an outdoor kitchen and antique fire pit, Finnish saunas and a 100-square-foot spa yurt.

Private Islands Inc. | info@privateislandsinc.com | 1 705 444 0681

The image shows the interior of a rustic wooden cabin. The walls and ceiling are made of dark wood. A large bed with white linens and a brown fringed blanket is in the foreground. Behind the bed is a stone fireplace. To the right is a wooden nightstand with a lamp. Large windows with orange curtains are on the left, offering a view of the outdoors. A spherical woven pendant light hangs from the ceiling.

JAPÃO

PRIVATE ISLAND

Japao Private Island is quintessentially Brazilian, yet unlike anything accessible on the mainland. 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.

+1 416 728 4989 | INFO@JAPAOPRIVATEISLAND.COM | WWW.JAPAOPRIVATEISLAND.COM



KUDADOO MALDIVES
MALDIVES, ASIA

(INSIDE COVER)