

PRIVATE ISLANDS INC.

AMILLA MALDIVES

BAA ATOLL, MALDIVES



8 BEACHFRONT RESIDENCES
UNESCO BIOSPHERE RESERVE

5.234°N 73.114°E

ELEVATION — SUMMIT 52 FT



THE ESTATE

At a Glance

LOCATION	Baa Atoll, Maldives
SETTING	UNESCO Biosphere Reserve
RESIDENCES	Eight, 4–8 bedrooms
ESTATE	2,550 sq. m
POOL	Private, 11 metres
LEASE	46 years, +50 option
SUMMIT	52 ft

BEACHFRONT RESIDENCES

Just eight Residences are offered for private purchase — six with four bedrooms, one six-bedroom estate, and the eight-bedroom Great Beach Residence.

ISLAND VITALS

PRICE	RESIDENCES
NOT PRINTED	8 — 4 to 8 bedrooms
ESTATE	TENURE
2,550 sq. m	46 years, +50 option
WATERS	SUMMIT
Indian Ocean lagoon	52 ft

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REGION — MALDIVES

The Maldives is an Indian Ocean archipelago of low coral atolls, where land is state-owned and island homes are held on long leases. Baa Atoll, in the north, is a UNESCO World Biosphere Reserve — a protected seascape of reefs and lagoons renowned for its marine life.





THE SETTING

A Protected Seascape

Amilla sits in Baa Atoll, a UNESCO World Biosphere Reserve known for its extraordinary marine life. The island has preserved much of its indigenous vegetation, so the Residences rest in deep green seclusion rather than on a manicured shore — jungle privacy a short walk from the lagoon.

THE OFFER

Eight Residences Only

Within the resort, a limited collection of beachfront Residences is offered for private purchase — a sophisticated departure from the traditional Maldivian hospitality model, and a rare long-term foothold for foreign buyers in one of the world's most prestigious luxury markets.

THE RESIDENCES

Miami-esque Minimalism

The collection pairs clean lines and floor-to-ceiling glass with sustainable timber construction. Six four-bedroom Residences of 920 sq. m are joined by a six-bedroom estate of 2,550 sq. m and the eight-bedroom Great Beach Residence of 2,400 sq. m — each with a private 11-metre infinity pool, a gourmet kitchen and expansive rooftop terraces.

OWNERSHIP

Lease & Rental Programme

Ownership runs by sublease for the duration of the resort's master lease — 46 years remaining, with an option to extend for a further 50. In the rental programme the resort retains a tenth of gross revenue for management and utilities, and the balance is shared equally between owner and resort.





LAND AND WATER

Beachfront on the Lagoon

Each Residence holds a prime strip of absolute beachfront, with uninterrupted views across the Indian Ocean and direct access to the turquoise lagoon. The house reef offers exceptional snorkelling just steps from the Residences, and nearby Hanifaru Bay is famed for its seasonal aggregations of manta rays and whale sharks.

KNOWN FOR

Resort ownership in a UNESCO reserve — eight minimalist beachfront Residences with full five-star servicing on a jungle island in Baa Atoll.

DAYTIME HIGH $\pm 87^{\circ}\text{F}$ · NIGHT LOW $\pm 79^{\circ}\text{F}$



THE ATOLL

Baa Atoll Distances

Amilla lies in the southern Baa Atoll, 3.8 miles straight-line from Hanifaru Bay and 5.4 from Dharavandhoo, the atoll's airport island. Eydhafushi, the atoll capital, is 9.5 miles to the south, and the international gateway at Velana lies about 77 miles away, by Malé.

THE SERVICING

A Home, Fully Serviced

Owners pair a private home with the seamless service of a five-star resort: a dedicated Katheeb — a house master — supported by professional housekeeping and maintenance teams, with private chefs available on request for dining in the Residence.

DISTANCES — STRAIGHT LINE

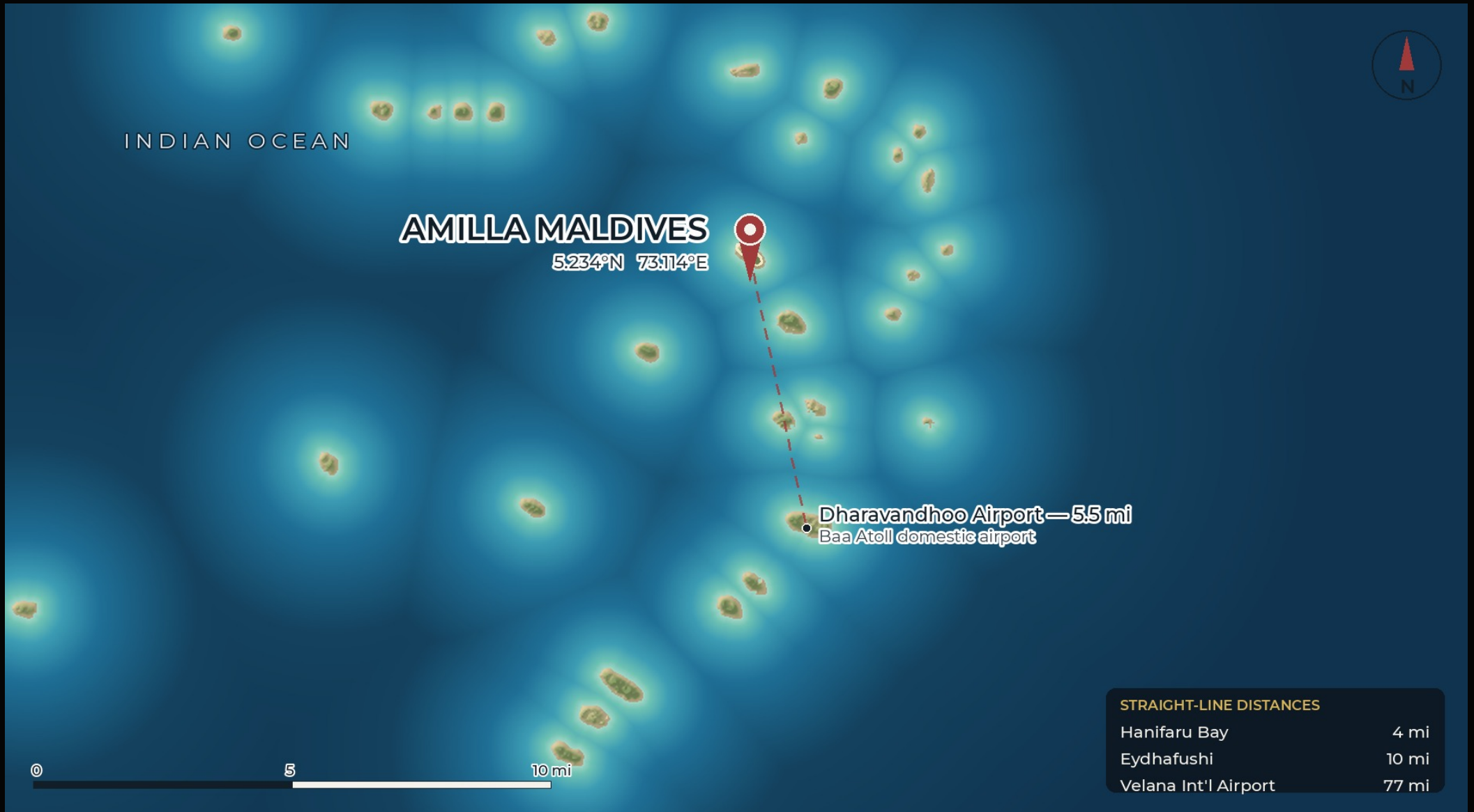
Hanifaru Bay 3.8 mi · Dharavandhoo Airport 5.4 mi · Eydhafushi 9.5 mi · Velana Int'l Airport 77 mi

EIGHT RESIDENCES • ONE ISLAND • UNESCO BIOSPHERE RESERVE

LOCATION

On the Map

BAA ATOLL • MALDIVES • INDIAN OCEAN



GALLERY

The Estate in Frames



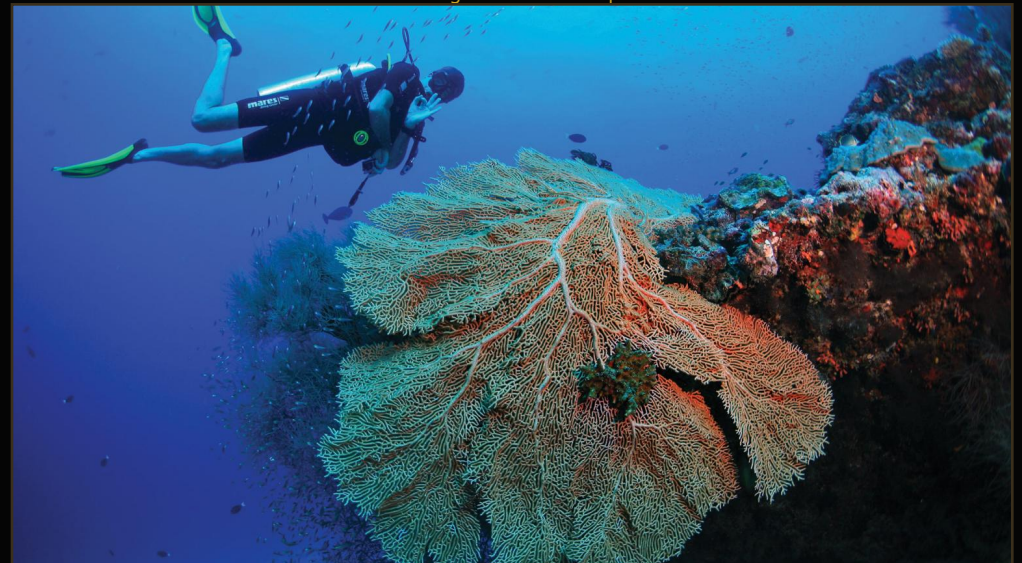
On the beach beneath the palms



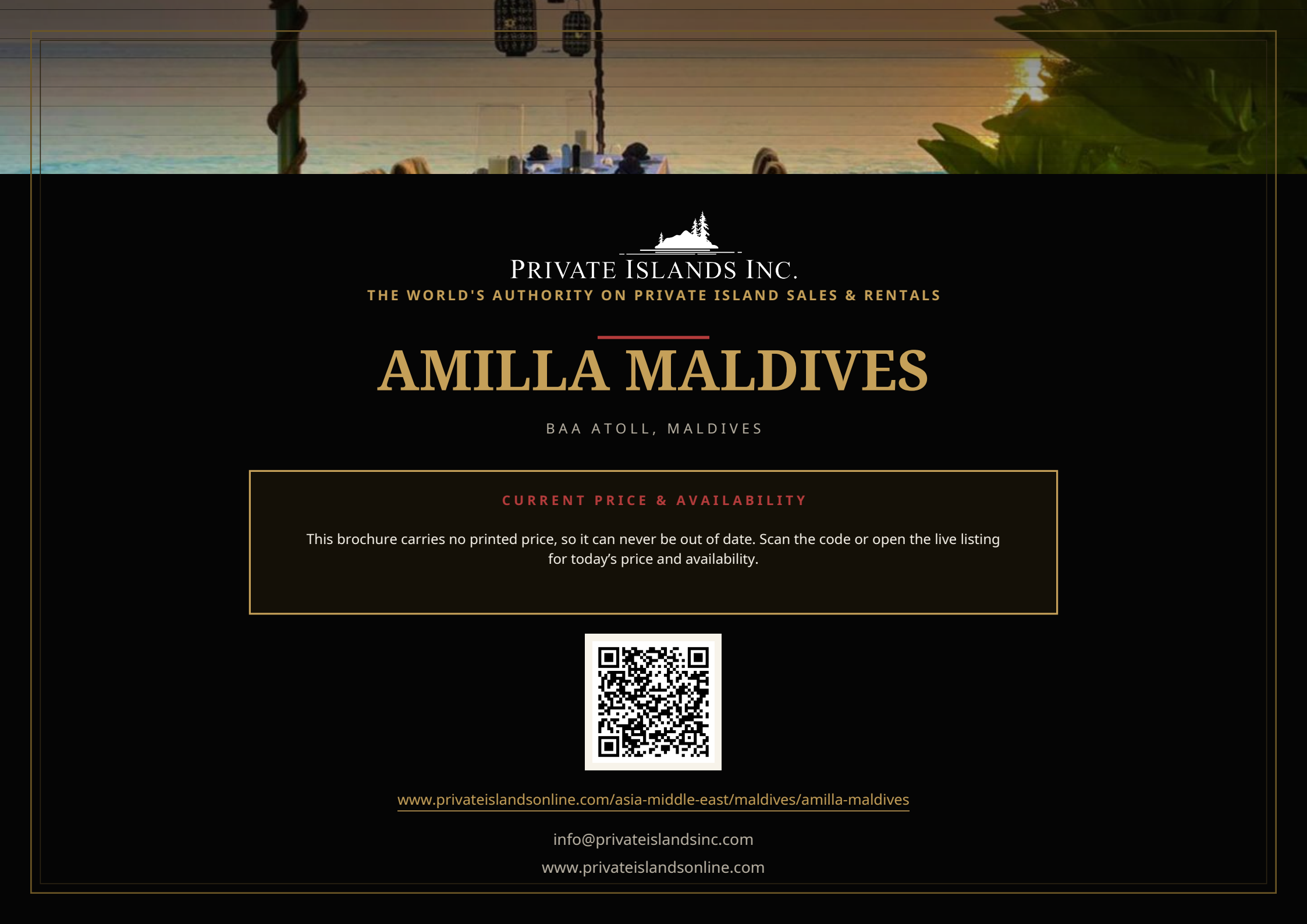
A floating breakfast in the pool



Dining with an ocean view



Diving the reef



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

AMILLA MALDIVES

BAA ATOLL, MALDIVES

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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