

PRIVATE ISLANDS INC.

CHARLES ISLAND

SPANISH WELLS, BAHAMAS



55 ACRES · FREEHOLD
GRID POWER · PUBLIC WATER

25.540°N 76.748°W

ELEVATION — SUMMIT 42 FT



THE ESTATE

At a Glance

LOCATION	Spanish Wells, Bahamas
LAND AREA	55 acres
TITLE	Freehold
STATUS	Non-developed
UTILITIES	Grid power + public water
SUMMIT	42 ft

ACRES, READY TO BUILD ON

Filled, pliable, protected land beside Spanish Wells, with grid power and public water already in place, removing the usual island infrastructure spend.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	55 acres
TITLE	LOCATION
Freehold	Spanish Wells, Bahamas
SUMMIT	WATERS
42 ft	Atlantic Ocean

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REGION — THE BAHAMAS

The Bahamas offers fee-simple freehold title and a landholding framework built for international buyers. Across North Eleuthera, Spanish Wells and Harbour Island form one of the country's most active luxury corridors — and development-ready island land beside them is scarce.





THE ISLAND

A Blank Canvas at the Gateway

Charles Island is 55 acres of undeveloped freehold land at the entrance to North Eleuthera — forested ridges and sheltered lowlands across the channel from Spanish Wells, in full view of the yacht traffic running between Nassau and Harbour Island.

THE GROUND

Filled, Pliable, Protected

Much of the island is filled, protected land that can be sculpted at a fraction of typical cost — the listing names private canals, inland harbours and custom beach enclaves among the possibilities the ground allows.

THE CONNECTION

Plug-and-Play Utilities

The island is connected to the Spanish Wells power grid — reputed in the listing as the most stable in the Bahamas — and to the public water system, removing the desalination and power-plant capital costs most island projects start with.

THE WORKFORCE

Spanish Wells Next Door

Spanish Wells, across the channel, is home to one of the most skilled marine and construction workforces in the Caribbean — close enough that a developer does not need to build on-island staff housing.

A NOTE ON IMAGERY

The listing's gallery includes a computer-generated concept of a fully developed island and a video still; both were excluded here. Charles Island is undeveloped, and every photograph in this brochure shows the island and Spanish Wells as they are today.





LAND AND WATER

Ridges, Lowlands, Beach-Ready Shore

Elevated ridges run with sheltered lowlands behind a perimeter of beach-ready areas that need only minimal refinement for private white-sand frontage. Offshore, the Devil's Backbone reef and open sportfishing grounds begin minutes from shore.

KNOWN FOR

Position — an undeveloped 55-acre freehold island wired to Spanish Wells power and water, at the gateway to North Eleuthera.

SUMMER HIGH 88°F · WINTER LOW 64°F · SEA TEMPERATURE 75-84°F



BY AIR

North Eleuthera Airport

North Eleuthera International Airport (ELH) is 15 minutes away by the listing's measure — about 6.1 miles in a straight line — with frequent direct flights from Miami, Fort Lauderdale and Atlanta.

BY SEA

Ferry, Yacht & the Channel

A daily fast ferry links the area with Nassau, 48.8 miles straight-line to the southwest, and the Nassau–Harbour Island yacht route passes directly by the island's shores. Spanish Wells harbour lies across the channel, 0.9 miles away.

DISTANCES — STRAIGHT LINE

Spanish Wells 0.9 mi · North Eleuthera Airport (ELH) 6 mi · Harbour Island 8 mi · Nassau 49 mi

ONE ISLAND • ONE FREEHOLD TITLE • 55 ACRES

LOCATION

On the Map

NORTH ELEUTHERA • THE BAHAMAS • CARIBBEAN



GALLERY

The Estate in Frames



A yacht in the Spanish Wells channel



The mail boat at Spanish Wells harbour



Across the island's interior



The cay off the western shore



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

CHARLES ISLAND

NORTH ELEUTHERA, BAHAMAS

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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