PRIVATE ISLANDS INC.

HOFFMANS CAY

THE BERRY ISLANDS, BAHAMAS



214 ACRES · FREEHOLD

SOUTHERN HALF OF A 350-ACRE CAY

25.632°N 77.743°W

ELEVATION — SUMMIT 75 FT



THE ESTATE

At a Glance

LOCATION	Berry Islands, Bahamas
TITLE	Freehold
LAND AREA	214 acres
WHOLE CAY	350 acres
BLUE HOLE	±600 ft wide
SUMMIT	75 ft

FOOT-WIDE BLUE HOLE

A natural saltwater blue hole ringed by 20-foot limestone cliffs and over 500 feet deep — the island's defining feature.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
214 acres

TITLE
Freehold

STATUS
Non-developed

SUMMIT
75 ft

WATERS
Atlantic Ocean

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REGION — THE BERRY ISLANDS

The Berry Islands are a chain of some thirty cays on the edge of the Great Bahama Bank, north of Nassau — the 'Fish Bowl of the Bahamas' in the listing's phrase, prized for bonefishing flats, deep water and quiet, undeveloped shores.





THE OFFERING

The Southern Half

This offering comprises 214 pristine acres on the southern half of the island — a landscape untouched by modern development, under lush tropical foliage. The remaining northern acreage is designated for long-term preservation, so the sanctuary is bordered by untouched wilderness in perpetuity.

THE BLUE HOLE

Six Hundred Feet Across

The island's most iconic feature is a massive, roughly 600-foot-wide natural blue hole — a saltwater sinkhole over 500 feet deep, encircled by dramatic 20-foot limestone cliffs. It serves as the breathtaking centrepiece of the estate.

THE GROUND

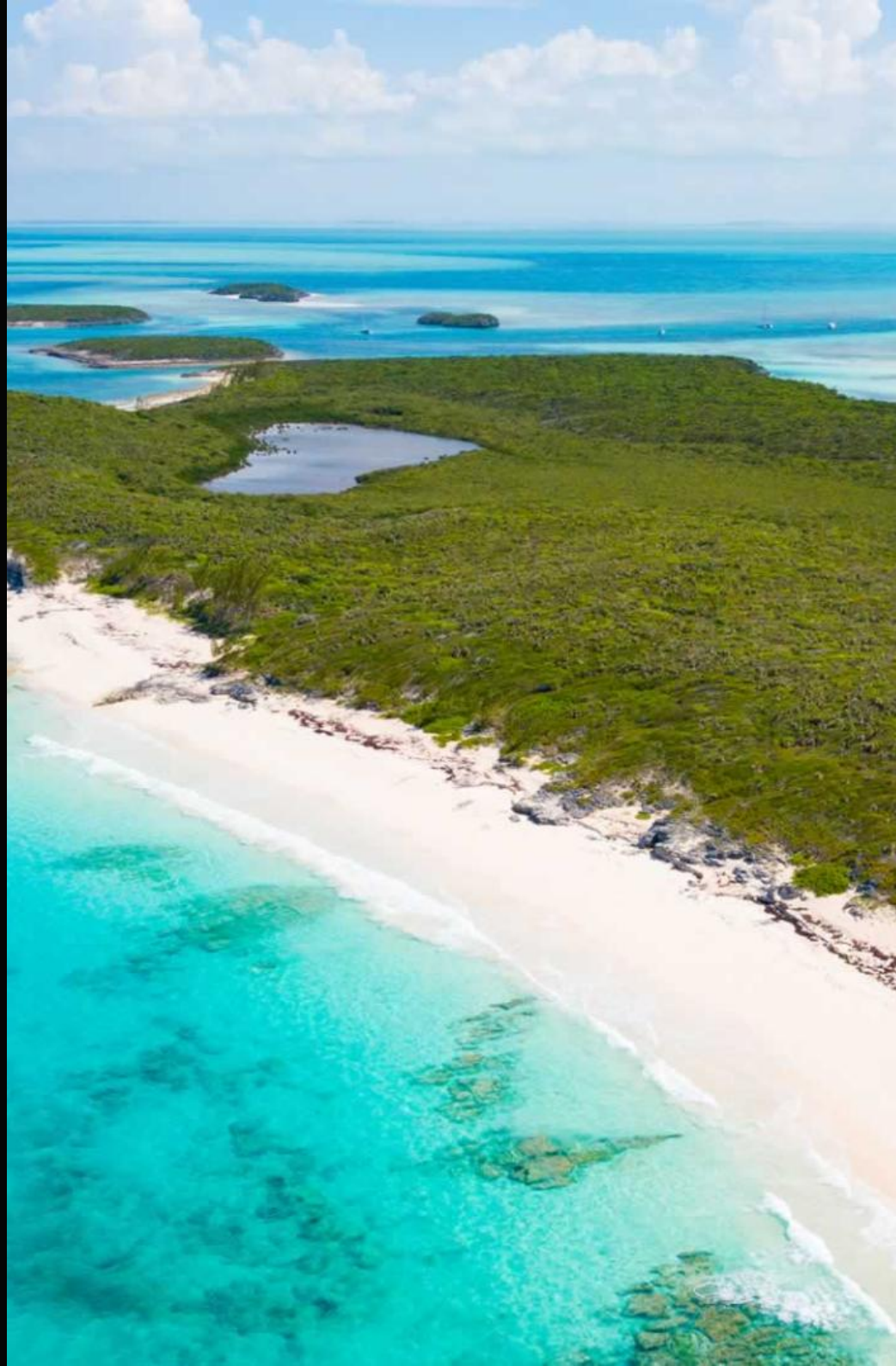
Ridges Above Both Seas

High ridges run the length of the cay, providing multiple 'eagle-nest' building sites with 360-degree views of the surrounding cays and the deep sapphire waters of the Atlantic — elevation that is genuinely rare among Bahamian cays of this size.

THE CANVAS

A Legacy-Grade Canvas

The listing frames the island as a legacy-grade asset — for a conservationist, a private estate builder, or a visionary developer creating an ultra-exclusive eco-sanctuary. As a non-developed site it is a prime candidate for a fully renewable solar-hybrid grid and modern rainwater harvesting.





LAND AND WATER

Beaches on Both Shores

Powder-white sand beaches run along both the windward and leeward shores, so a calm, swimmable beach is in reach whatever the trade winds are doing. Deep-water channels lead directly to the island, and the shoreline offers several naturally sheltered locations suited to a substantial deep-water pier or a private marina. Offshore, the listing pairs a morning dive in the blue hole with an afternoon sailing the Tongue of the Ocean.

KNOWN FOR

Its blue hole — a roughly 600-foot-wide saltwater sinkhole over 500 feet deep, ringed by 20-foot limestone cliffs.

SUMMER HIGH 90°F · WINTER LOW 65°F · SEA TEMPERATURE 75–85°F



BY AIR

Great Harbour Cay Gateway

Great Harbour Cay International Airport (GGT) is seven miles away in the listing's measure — a ten-minute boat ride — with a 4,800-foot runway, full FBO services, and support for both commercial flights and private jets. The island feels remote; the arrival is not.

THE NEIGHBOURHOOD

Conch Bars & Billfish

To the south lies Little Harbour Cay, home to the legendary Flo's Conch Bar, and Chub Cay — the 'Billfish Capital of the Bahamas' — is a short boat ride away, with world-class sportfishing and club amenities. Nassau, 40 miles south in the listing's measure, supplies provisioning, healthcare and international connections.

DISTANCES — STRAIGHT LINE

Little Harbour Cay 3.9 mi · Great Harbour Cay Airport 9.5 mi · Chub Cay 15.7 mi · Nassau 47 mi

214 ACRES • ONE BLUE HOLE • BEACHES ON BOTH SHORES

LOCATION

On the Map

THE BERRY ISLANDS • BAHAMAS, CARIBBEAN



GALLERY

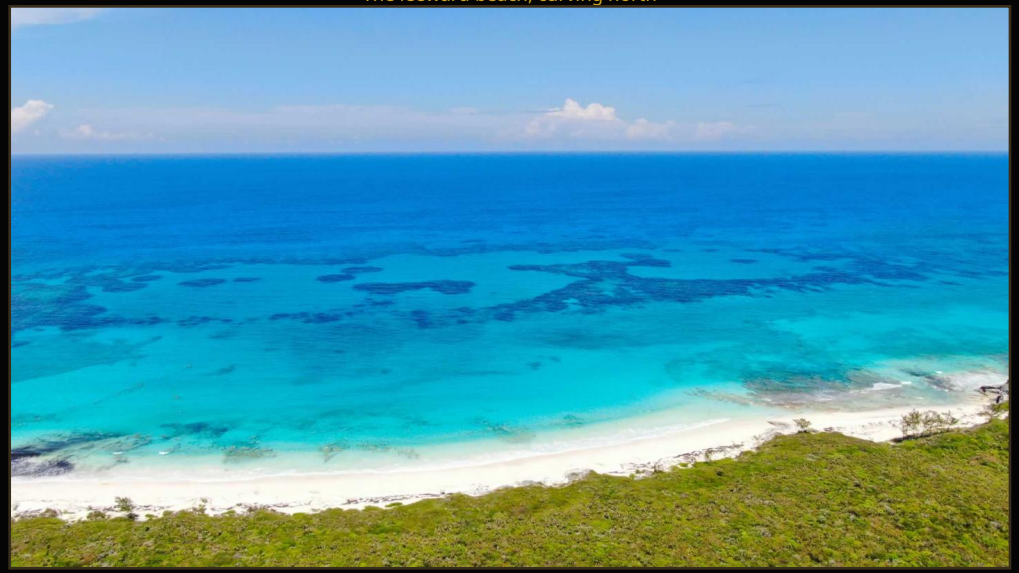
The Estate in Frames



The leeward beach, curving north



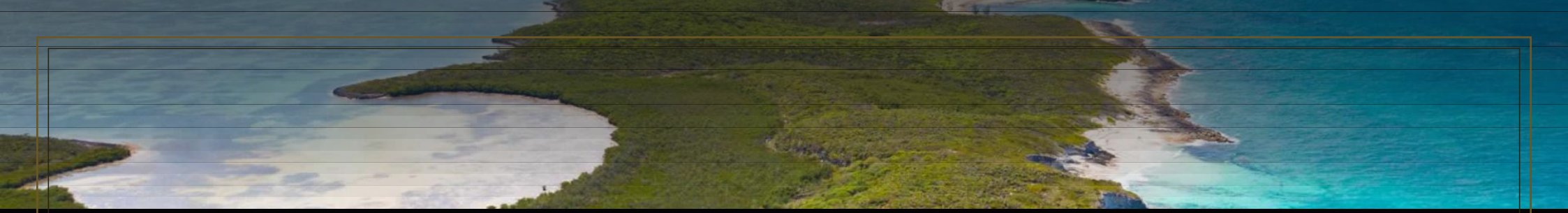
A sheltered bay on the bank side



Ocean beach under a wide sky



Limestone cliffs on the Atlantic shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

HOFFMANS CAY

THE BERRY ISLANDS, 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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