PRIVATE ISLANDS INC.

HUMMINGBIRD CAY

THE EXUMAS, BAHAMAS



236 ACRES · FREEHOLD

4,200 FT OF WHITE-SAND BEACH

23.458°N 75.942°W

ELEVATION — SUMMIT 52 FT



THE ESTATE

At a Glance

LOCATION	The Exumas, Bahamas
TENURE	Freehold
LAND AREA	236 acres
BEACHFRONT	4,200 ft · 3 beaches
GUESTS	Sleeps 24
SUMMIT	52 ft

FEET OF WHITE-SAND BEACH

Three beaches totalling some 4,200 linear feet — nearly a mile of white sand on one private cay.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
236 acres

TENURE
Freehold

BEACHFRONT
4,200 ft

SUMMIT
52 ft

NEAREST HUB
George Town

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REGION — THE EXUMAS

The Exumas string more than a hundred cays southeast of Nassau, their banks running gin-clear over white sand. Great Exuma and George Town anchor the south of the chain — the settled hub for the quieter southern cays, where large freehold islands seldom change hands.





THE ISLAND

Preserved on Purpose

Hummingbird Cay spans 236 acres of diverse tropical terrain in the southern Bahamas — one of the most significant and ecologically preserved private islands in the Exuma Cays. The island has been intentionally kept to its authentic Bahamian character, a place the listing calls barefoot elegance: absolute seclusion, held in balance with functional proximity to the mainland.

THE SETTING

A Living Ecosystem

The cay carries a long association with university-led scientific research, a history that underscores its ecological health and the diversity of its marine life. For a buyer it reads two ways at once: a private family legacy, or the foundation of a boutique eco-resort in the world's most sought-after archipelago.

THE RESIDENCES

The White House & the Pink House

Two primary residences — the White House and the Pink House — each offer two bedrooms and two bathrooms in classic rustic style, complemented by multiple waterfront bungalows and two commercial-grade kitchens. The footprint is designed for intimate connection with the environment and currently supports up to 24 guests.

OFF-GRID SYSTEMS

Powered by the Sun

The island runs as a self-contained world: a 70 kW solar array with 130 kWh of battery storage, backed by two 45 kW diesel generators, and a reverse-osmosis plant alongside a natural water lens and well for a redundant freshwater supply. Three lookout towers already mark prime sites for future high-elevation villas.





LAND AND WATER

Three Beaches, Two Harbours

Three distinct white-sand beaches total approximately 4,200 linear feet along a shoreline that turns from open bank to sheltered lagoon. A natural inlet on the west side gives protected storage for boats, an existing harbour on the east side takes arrivals, and deep-water channels bring vessels of up to 100 feet to the cay. Inland, the ground rises to lookout points with 360-degree views across the surrounding cays.

KNOWN FOR

Barefoot elegance at scale — 236 preserved acres, three beaches and a self-sufficient solar estate in the southern Exumas.

DAYTIME HIGH ±84°F · NIGHT LOW ±69°F



BY WATER

Fifteen Minutes from George Town

Hummingbird Cay lies just 15 minutes by boat from George Town, Great Exuma — close enough for supplies, services and guests to move easily, far enough that the cay itself stays entirely private. An existing harbour on the east side receives arrivals, and a natural lagoon inlet on the west shelters boats at anchor.

THE GATEWAY

An International Airport Nearby

Exuma International Airport on Great Exuma, about eight miles straight-line to the northeast, handles international flights, with medical services and wholesale supplies in George Town. On the island, cellular and internet service runs through Bahamas Telecommunications, completing an unusually simple logistics chain for a 236-acre cay.

DISTANCES — STRAIGHT LINE

George Town 11 mi · Exuma Int'l Airport 8 mi · Rolle Town 13 mi

236 ACRES • 3 BEACHES • SLEEPS 24

LOCATION

On the Map

THE EXUMAS • BAHAMAS, CARIBBEAN



GALLERY

The Estate in Frames



The residence and pool



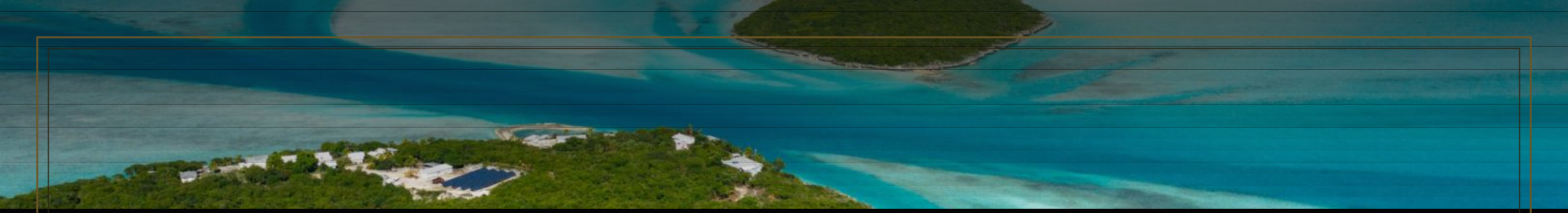
A roof deck over the water



The 70 kW solar array



Shoreline above the harbour



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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THE EXUMAS, 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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