PRIVATE ISLANDS INC.

CLOVE CAY

THE EXUMAS, BAHAMAS



144 ACRES · FREEHOLD

2+ MILES OF OCEANFRONT

23.691°N 76.096°W

ELEVATION — SUMMIT 59 FT



THE ESTATE

At a Glance

LOCATION	The Exumas, Bahamas
TITLE	Freehold
LAND AREA	144 acres
OCEANFRONT	2+ miles
BEACHES	3 sandy beaches
SUMMIT	59 ft

ACRES OF FREEHOLD

One freehold landmass in the Brigantine Cays — among the largest privately held islands in the southern Exuma chain.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
144 acres

TITLE
Freehold

SUMMIT
59 ft

BEACHES
3

WATERS
Great Bahama Bank

www.privateislandsonline.com/caribbean/bahamas/the-exumas/clove-cay

REGION — THE EXUMAS

The Exumas run southeast from Nassau in a long chain of cays, with Great Exuma anchoring the south. West of its shore the Brigantine Cays sit over the shallow Great Bahama Bank — sheltered, turquoise water where freehold island ownership is well established.





THE ISLAND

Seclusion, Minutes from Civilisation

Clove Cay pairs Exumian seclusion with immediate proximity to modern civilisation. Positioned just north of Great Exuma in one of the most prestigious archipelagos in the world, its scale and deep-water access make it a premier candidate for a legacy family compound or a high-end boutique resort.

THE FOOTPRINT

Foundations Already In

The island is a development-ready canvas. A 3,000-square-foot residence and several outbuildings stand in disrepair, but their solid foundations and existing permits give a buyer a crucial head start — alongside an existing boat ramp and a partial concrete pier.

THE GROUND

Ridges Above the Banks

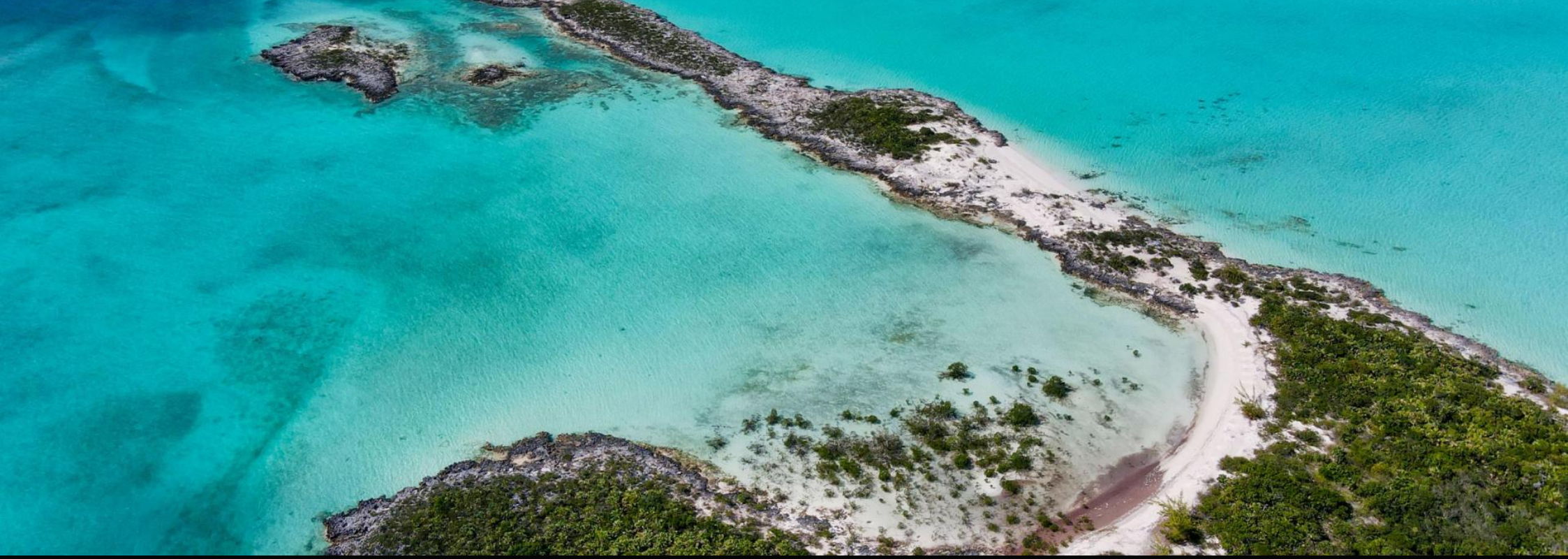
Limestone ridges rise across the cay, giving multiple building sites with 360-degree views of the azure banks on one side and the deep blue Atlantic water on the other. Between the ridges the interior is thick, green and largely untouched.

THE WATER

A Natural Pool

Barrier islands to the east shield Clove Cay from the open ocean, creating a natural pool of calm, shallow turquoise water made for swimming and paddleboarding — while deep-water channels run along both sides of the island for large pleasure craft and service vessels.





LAND AND WATER

Two Miles of Shoreline

The shoreline stretches for over two miles and holds three distinct white-sand beaches, totalling several thousand feet of pristine frontage. Rocky limestone points divide the beaches, and on the sheltered shore a broad bay of pale, shallow water sits behind the island's long western tail.

KNOWN FOR

Scale near civilisation — 144 freehold acres with foundations, a boat ramp and a partial pier already in place.

SUMMER HIGH 90°F · WINTER LOW 66°F · SEA TEMPERATURE 77–84°F



BY WATER

The Boat from Barraterre

The mainland gateway is Barraterre, at Great Exuma's northern tip and joined to it by bridge. From its shore the listing puts the run at a short four-mile boat ride — three and a half miles in a straight line — landing at the island's own pier.

THE GATEWAY

Exuma International & George Town

Exuma International Airport (GGT) is a 70-minute flight from South Florida and takes commercial and private jets. From the terminal, a 17-mile drive north and the boat ride complete the arrival; George Town's restaurants, hospital, fuel docks and supply centres are the island's service base.

DISTANCES — STRAIGHT LINE

Barraterre 3.5 mi · Rolleville 7 mi · Exuma Int'l Airport (GGT) 17 mi · George Town 24 mi

LOCATION

On the Map

THE EXUMAS • BAHAMAS, CARIBBEAN



GALLERY

The Estate in Frames



A white-sand beach at the water's edge



Looking along the Brigantine Cays



The sheltered bay behind the western tail



The residence clearing from above



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CLOVE CAY

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.

www.privateislandsonline.com/caribbean/bahamas/the-exumas/clove-cay

info@privateislandsinc.com

www.privateislandsonline.com