PRIVATE ISLANDS INC.

HAWK'S NEST RESORT AND MARINA

CAT ISLAND, BAHAMAS

370 ACRES · FREEHOLD

2.3 MILES OF OCEANFRONT

24.149°N 75.524°W

ELEVATION — HILLTOP 49 FT

THE ESTATE

At a Glance

LOCATION	Cat Island, Bahamas
TITLE	Freehold
LAND AREA	370 acres
OCEANFRONT	2.3 miles
MARINA	28 slips · 10–11 ft draft
AIRSTRIP	4,900 ft private paved

SLIPS IN A PRIVATE MARINA

A 28-slip basin with 10–11 feet of draft, taking vessels to 112 feet — a dedicated sea port of entry on site.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
370 acres

TITLE
Freehold

OCEANFRONT
2.3 miles

HILLTOP
49 ft

MARINA
28 slips

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REGION — THE BAHAMAS

The Bahamas pairs fee-simple freehold title with a landholding framework built for international buyers — a straightforward registration route and the option of holding through a Bahamian company. Cat Island, in the southern Bahamas, remains one of its quieter, least-developed large islands.

THE ESTATE

A Resort at the Tip of Cat Island

Hawk's Nest spreads across 370 acres at the southwestern tip of Cat Island, known globally as a premier destination for deep-sea fishing. It carries the scale and infrastructure of a private island, with the convenience of Cat Island connectivity — and significant land still held back for further development.

THE RESORT

Hotel, Villas & Sharkey's Bar

The operational resort centres on a 10-room boutique hotel and four private waterfront villas, with two restaurants — including the locally famous Sharkey's Bar — and a resort-style swimming pool. In all there are 15 bedrooms and 15 bathrooms across 37,570 square feet, in concrete block construction with impact-resistant windows.

THE OPPORTUNITY

30 Parcels, Already Approved

Approved development plans are already in place for 30 custom waterfront and water-view parcels — a clear path for expansion. The listing frames the futures plainly: a private family kingdom, a corporate retreat, or a large-scale residential community, each de-risked by existing cash flow and infrastructure.

THE LIFE

Down-Home, Elite Seclusion

The estate pairs a down-home Bahamian experience with elite-level seclusion. Around it, the surrounding waters are a world-class playground — pelagic fishing offshore, bonefishing on the flats, and diving along the points where the estate's white-sand beaches give way to rock.

LAND AND WATER

Beaches, Points & a Working Marina

The 370 deeded acres run along an extensive shoreline of white-sand beaches and dramatic rocky points. At its heart sits the 28-slip private marina, its basin holding a 10–11 foot draft and accommodating vessels up to 112 feet. Beyond the docks, the waters are the estate's second estate: pelagic fishing, bonefishing and diving, all from its own sea port of entry.

KNOWN FOR

Deep-sea fishing — a globally known sportfishing base at the southwestern tip of Cat Island, with its own marina and airstrip as dedicated ports of entry.

SUMMER HIGH 91°F · WINTER LOW 65°F · SEA TEMPERATURE 73–85°F

BY AIR

A 4,900-Foot Private Airstrip

Logistics are a primary feature here, headlined by a private 4,900-foot paved airstrip — 3,100 feet approved for immediate use — that makes the estate a favourite home base for private pilots exploring the central Bahamas. The strip is the property's own air port of entry; Cat Island's New Bight Airport lies 12 miles to the northeast.

BY SEA

The Marina & Its Utilities

By sea the estate is its own port of entry: the 28-slip marina takes vessels to 112 feet, and the listing positions the property 277 nautical miles from Fort Lauderdale. Behind the docks, serious utilities — a 40,000-gallon diesel storage facility, a high-capacity reverse-osmosis water system and a robust stand-by generator system.

DISTANCES — STRAIGHT LINE

New Bight Airport 12 mi · Arthur's Town 34 mi · Fort Lauderdale 319 mi

370 ACRES • 2.3 MILES OF OCEANFRONT • 28-SLIP MARINA • 4,900-FT AIRSTRIP

LOCATION

On the Map

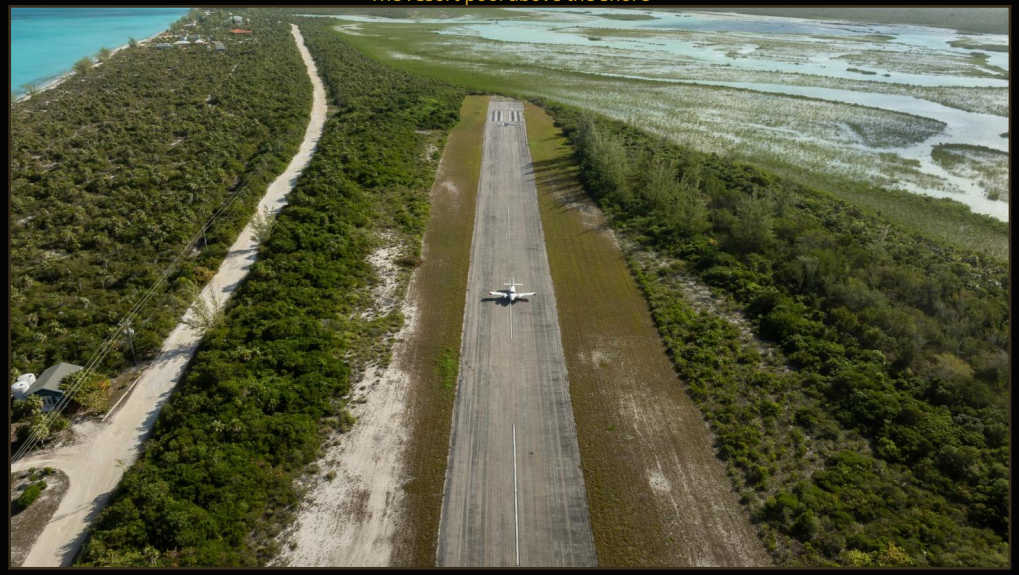
CAT ISLAND • SOUTHERN BAHAMAS

GALLERY

The Estate in Frames

The resort pool above the shore

Sportfishing boats at the marina docks



The private airstrip from above

Turquoise shallows along the shore

PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

HAWK'S NEST RESORT AND MARINA

CAT ISLAND, 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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