PRIVATE ISLANDS INC.

HIGH CAY

SAN SALVADOR, BAHAMAS



31.46 ACRES · FREEHOLD

3 SANDY BEACHES

23.949°N 74.477°W

ELEVATION — SUMMIT 69 FT



THE ESTATE

At a Glance

LOCATION	San Salvador, Bahamas
LAND AREA	31.46 acres
TITLE	Freehold
SUMMIT	69 ft
BEACHES	3 sandy beaches
STATUS	Undeveloped

FEET ABOVE THE SEA

High Cay rises to 69 feet — rare elevation in the Bahamas, giving its building sites panoramic views in every direction.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
31.46 acres

TITLE
Freehold

SUMMIT
69 ft

BEACHES
3

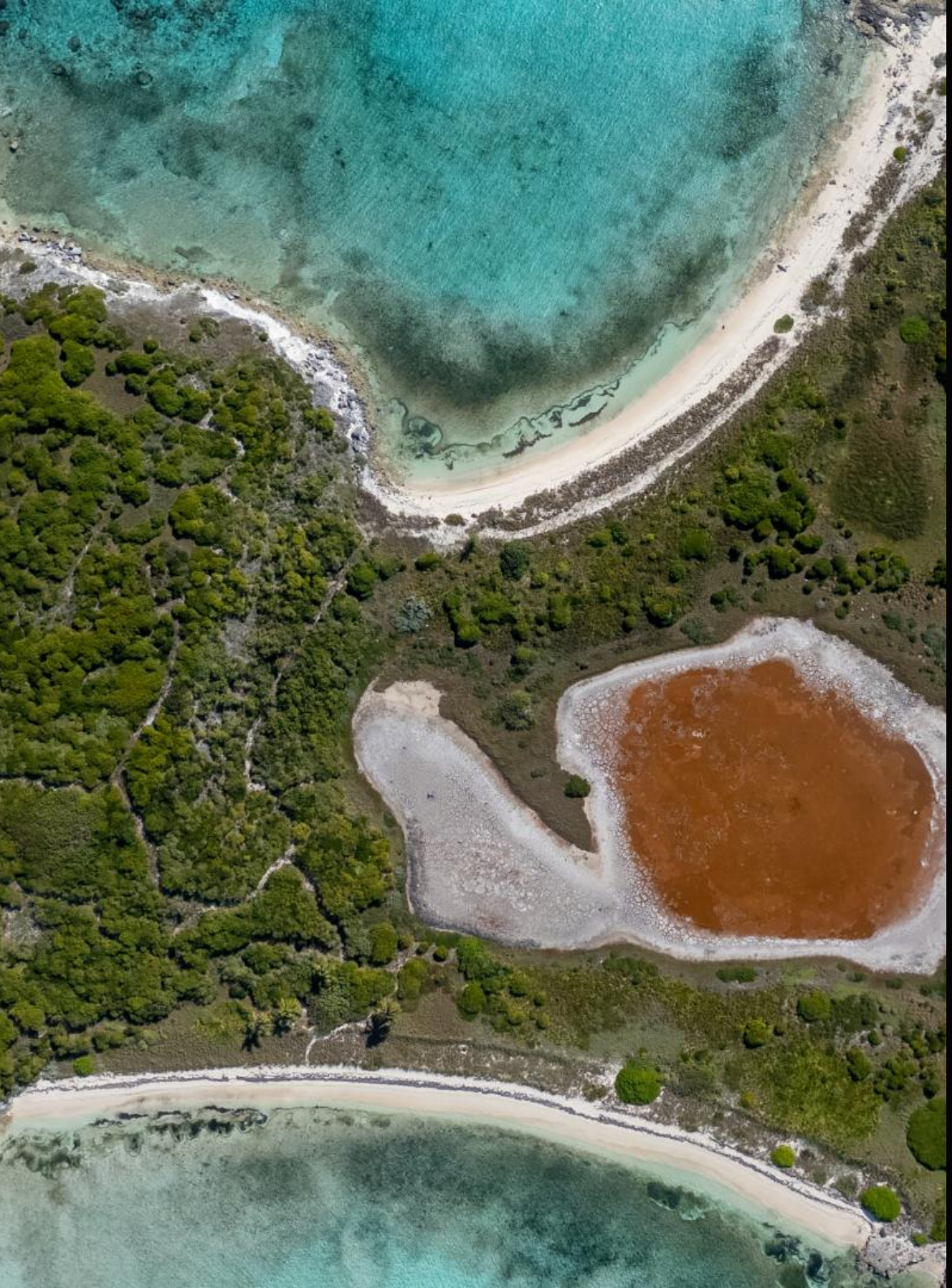
NEAREST TOWN
Cockburn Town, 8 mi

www.privateislandsonline.com/caribbean/bahamas/high-cay

REGION — SAN SALVADOR

San Salvador is the Bahamas' eastern outpost — a low-density district of clear water, unspoiled coastline and reef walls known to divers worldwide. Foreign buyers may hold freehold title, and the district's international airport keeps this remote corner of the archipelago within easy reach.





THE ISLAND

High Ground, Open Water

High Cay spans 31.46 acres just off the coast of San Salvador — an undeveloped island of real elevation in a country of low cays. Its high ground reaches 69 feet, opening panoramic views in every direction across turquoise water and the protected marine area that surrounds the island.

THE CANVAS

Primed for Development

The listing positions the island for a luxury family compound or an exclusive boutique resort, with environmental approvals already secured. Concepts it names include multiple villas, walking trails, waterfall gardens and a beachside restaurant — and there are no existing residential structures to work around.

THE POND

A Pond at Its Heart

At the island's centre lies a tranquil inland pond — rust-red in the aerial photography, ringed by white flats — a still, sheltered counterpoint to the open ocean shore, set at the heart of the island's protected marine setting.

THE BEACHES

Three Sandy Beaches

The coastline holds three sandy beaches and private swimming areas, running from the sheltered western shore to the weathered limestone cliffs of the Atlantic side — sand, shallows and ironshore each claiming a different stretch of the same small island.





LAND AND WATER

Sand, Pond and Reef

The terrain is distinguished by elevations reaching 69 feet and 360-degree vistas. Below the high ground the coast alternates between three sandy beaches with private swimming areas and weathered limestone shore, while the protected marine area around the island shelters the marine life of the shallows.

KNOWN FOR

Elevation — 69 feet of high ground, three beaches and an inland pond on an undeveloped freehold cay off San Salvador.

DAYTIME HIGH ±84°F · NIGHT LOW ±73°F



BY AIR

San Salvador International

The listing names San Salvador International Airport as the island's gateway. It lies about nine miles straight-line away at Cockburn Town, the district capital — and from San Salvador's own south-eastern shore, High Cay sits just offshore.

THE SETTING

Cockburn Town & the Shore

Cockburn Town, San Salvador's main settlement, lies 7.8 miles straight-line to the north-west. The cay itself stands roughly a fifth of a mile off the main island's south-eastern shore, beside Middle Cay — close to the district's services, a world apart in feel.

DISTANCES — STRAIGHT LINE

Cockburn Town 8 mi · San Salvador Int'l Airport 9 mi · Nassau 196 mi

ONE ISLAND • 31.46 ACRES • 69 FT OF HIGH GROUND

LOCATION

On the Map

SAN SALVADOR • THE BAHAMAS



GALLERY

The Estate in Frames



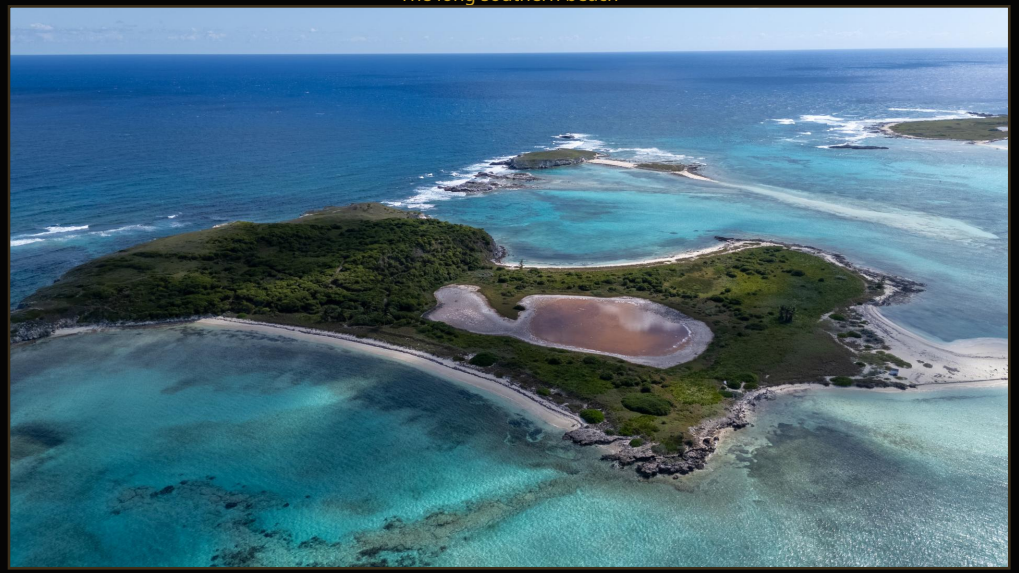
Beach and shallows on the sheltered shore



The long southern beach



The beach from the western shore



The island from the north, Atlantic beyond



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

HIGH CAY

SAN SALVADOR, 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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info@privateislandsinc.com

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