PRIVATE ISLANDS INC.

JEWEL POINT

ROYAL ISLAND, ELEUTHERA, BAHAMAS



28 ACRES · FREEHOLD

1.5 MILES OF COASTLINE

25.506°N 76.875°W



THE ESTATE

At a Glance

LOCATION	Eleuthera, Bahamas
LAND AREA	28 acres
TENURE	Freehold
TYPE	Island parcel — peninsula
COASTLINE	1.5 miles
SUMMIT	56 ft

MILES OF COASTLINE

One compact 28-acre point wrapped in 1.5 miles of diverse water frontage — rocky shore, turquoise shallows and a secluded private beach.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
28 acres

TENURE
Freehold

COASTLINE
1.5 miles

SUMMIT
56 ft

WATERS
Great Bahama Bank

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REGION — THE BAHAMAS

The Bahamas is an archipelago of some 700 islands and cays off Florida, where freehold title and a mature private-island market have drawn estate buyers for generations. Eleuthera pairs long, quiet shorelines with real infrastructure — international air service, working harbours and the maritime community of Spanish Wells.





THE POINT

The Crown Jewel of Royal Island

Jewel Point is the western tip of Royal Island: a 28-acre peninsula that combines the privacy of a standalone island with the infrastructure of a major luxury development. It is joined to the rest of Royal Island by a narrow isthmus, and from its high ground the viewshed runs a full 360 degrees over the turquoise expanse of the Great Bahama Bank.

THE CHOICE

One Estate, or a Subdivision

The point can be held as a singular, majestic family estate, or developed under its existing approved subdivision plans. Either way the holding is significant: 1.5 miles of diverse water frontage on one of the final large-scale development frontiers in the Bahamas.

DEVELOPMENT READY

Approved Subdivision

Jewel Point arrives development-ready, with a fully approved subdivision in place allowing immediate diversification or high-density residential planning — the entitlement work already done.

RESORT SYNERGY

Beside a World-Class Resort Vision

Across the isthmus, the 403-acre balance of Royal Island is approved for a world-class resort, a deep-water marina and a Jack Nicklaus-designed 18-hole championship golf course. The sale also offers the potential to acquire Jewel Point together with the entire 430-acre Royal Island landmass.





LAND AND WATER

Height Above Turquoise Water

Jewel Point's geography is defined by its verticality — rare in the typically flat Bahamian landscape. A signature panoramic peak cascades down to the sea, giving a lookout position over 1.5 miles of coastline. Along that shore, a secluded private beach looks across a turquoise bay toward Egg Island, less than a mile away, while the surrounding waters are calm and deep enough to support private dockage.

KNOWN FOR

A 360-degree hilltop viewshed and 1.5 miles of coastline on 28 freehold acres — the western point of Royal Island, beside an approved resort, marina and Jack Nicklaus golf course.

SUMMER HIGH 90°F · WINTER LOW 66°F · SEA TEMPERATURE 75–86°F



BY AIR

North Eleuthera International

North Eleuthera International Airport (ELH) is 12.2 miles straight-line to the south-east — 15 minutes away by the listing's measure — with connections for private jets and commercial flights from Miami, Atlanta and Fort Lauderdale. From the airport, Spanish Wells and Royal Island are reached by water.

BY WATER

Spanish Wells & the Harbour

The neighbouring community of Spanish Wells, 7.7 miles east, provides one of the most skilled maritime and construction workforces in the Caribbean. On Royal Island itself, the existing turn-key resort operations — five luxury villas, a beach club and a welcome centre — sit 2.2 miles along the island, and the adjacent harbour is approved for a 100-slip mega-yacht marina.

DISTANCES — STRAIGHT LINE

Egg Island 1 mi · Royal Island Harbour 1.6 mi · Spanish Wells 8 mi · North Eleuthera Int'l Airport 12 mi

28 ACRES • 1.5 MILES OF COASTLINE • FREEHOLD

LOCATION

On the Map

ROYAL ISLAND • ELEUTHERA, BAHAMAS



GALLERY

The Estate in Frames



The sandy point at the shore



The shallow turquoise bay



Beach and palms along the coast



The high point from the water



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

JEWEL POINT

ROYAL ISLAND, ELEUTHERA, 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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