PRIVATE ISLANDS INC.

LITTLE NORMAN'S CAY

THE EXUMAS, BAHAMAS



40 ACRES · FREEHOLD

SIX WHITE-SAND BEACHES

24.600°N 76.804°W



THE ESTATE

At a Glance

LOCATION	Northern Exuma Cays
LAND AREA	40 acres
TENURE	Freehold
MAIN VILLA	7,200 sq ft · 5 bedrooms
GUEST BEDROOMS	8 in total
SUMMIT	52 ft

WHITE-SAND BEACHES

Six beaches ring the island, including a north-point strand reaching more than a thousand feet into a shallow sandbar.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
40 acres

TENURE
Freehold

MAIN VILLA
7,200 sq ft

BEACHES
6

SUMMIT
52 ft

www.privateislandsonline.com/caribbean/bahamas/the-exumas/little-normans-cay

REGION — THE EXUMAS, BAHAMAS

The Exumas are a chain of 365 cays arcing south-east from Nassau between the shallow Great Bahama Bank and the deep Exuma Sound. The northern cays are the chain's aviation gateway — private islands within minutes of a full-service runway, yet screened by banks, cuts and open water.





THE MAIN VILLA

An Adobe Landmark

The main villa is a 7,200-square-foot courtyard-style masterpiece of American Southwest adobe design — five bedrooms, hand-painted barrel-roll ceilings, and a second-story master suite whose open-plan bath takes in 360-degree views of the Exuma Sound. The listing calls the result a "desert-meets-the-sea" aesthetic unique in the archipelago.

GUESTS & STAFF

Room for Everyone

Two independent guest cottages — a one-bedroom master cottage of 840 square feet and a two-bedroom cottage of 700 — bracket the main house, for eight guest bedrooms in all. At the island's centre, a colourful staff village runs the estate behind the scenes: a manager's house, staff cottages with seven bedrooms, a cafeteria, a 1,800-square-foot game room and a 3,400-square-foot logistics warehouse.

ENTERTAINMENT

Built for Gathering

Days ashore are as full as the owner chooses: a professional-grade 16-person movie theater, a billiards room, and the beachfront pool below the villa terrace. The island comes with a fleet — Wellcraft center-consoles, Wave-runners and Hobie Cats — kept ready at the private marina.

SELF-SUFFICIENT

Powered by the Sun

The island is 100% solar-powered, with a reverse osmosis water plant and a high-capacity backup diesel generator system for total operational redundancy. Fully self-sustaining and turnkey, it is ready for immediate enjoyment — a generational estate that runs itself.





LAND AND WATER

Six Beaches, One Harbour

Six pristine white-sand beaches ring the cay, among them a spectacular north-point beach that extends over a thousand feet into a shallow sandbar. Inland, rolling hills rise to about fifty feet — high for the Exumas — opening protected building sites and panoramic views over the turquoise banks. On the sheltered shore, a harbour cut directly into the limestone gives secure dockage for center-console vessels: a dramatic, private point of arrival.

KNOWN FOR

L'Hacienda — an American Southwest adobe estate on a Bahamian cay, run entirely on solar power.

DAYTIME HIGH ±82°F • NIGHT LOW ±70°F



BY AIR

Five Thousand Feet of Runway

Norman's Cay, about a mile across the water, has a 5,000-foot runway that takes large private jets, with a full-time port of entry — Bahamas Customs and Immigration on the field. From the runway it is minutes by boat to the island's own harbour.

BY SEA

A Harbour Cut in Limestone

The island's harbour is cut directly into the limestone, giving secure dockage for center-console vessels and a private point of arrival. For larger yachts, Norman's Cay also offers a deep-water marina capable of hosting the owner's mega-yacht, minutes away.

DISTANCES — STRAIGHT LINE

Norman's Cay Airport 1 mi · Wax Cay 1.2 mi · Shroud Cay 4.7 mi · Nassau 46 mi

40 ACRES • ONE ISLAND • SIX BEACHES

LOCATION

On the Map

THE EXUMAS, BAHAMAS • NORTHERN EXUMA CAYS



GALLERY

The Estate in Frames



The villa's great room



One of eight guest bedrooms



The dining room



Terrace dining above the shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

LITTLE NORMAN'S 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/little-normans-cay

info@privateislandsinc.com

www.privateislandsonline.com