PRIVATE ISLANDS INC.

SANCTUARY & MINI CAY

THE EXUMAS, BAHAMAS



5.71 ACRES · TWO PRIVATE CAYS

FREEHOLD · NON-DEVELOPED

24.586°N 76.814°W



THE ESTATE

At a Glance

LOCATION	The Exumas, Bahamas
TITLE	Freehold — fee simple
LAND AREA	5.71 acres — two cays
DEVELOPMENT	Non-developed
SHORELINE	White sand & limestone
SUMMIT	30 ft

CAYS, ONE HOLDING

Sanctuary Cay and Mini Cay are offered together — two landmasses, one freehold portfolio in the northern Exumas.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
5.71 acres

CAYS
2 — Sanctuary & Mini

TITLE
Freehold

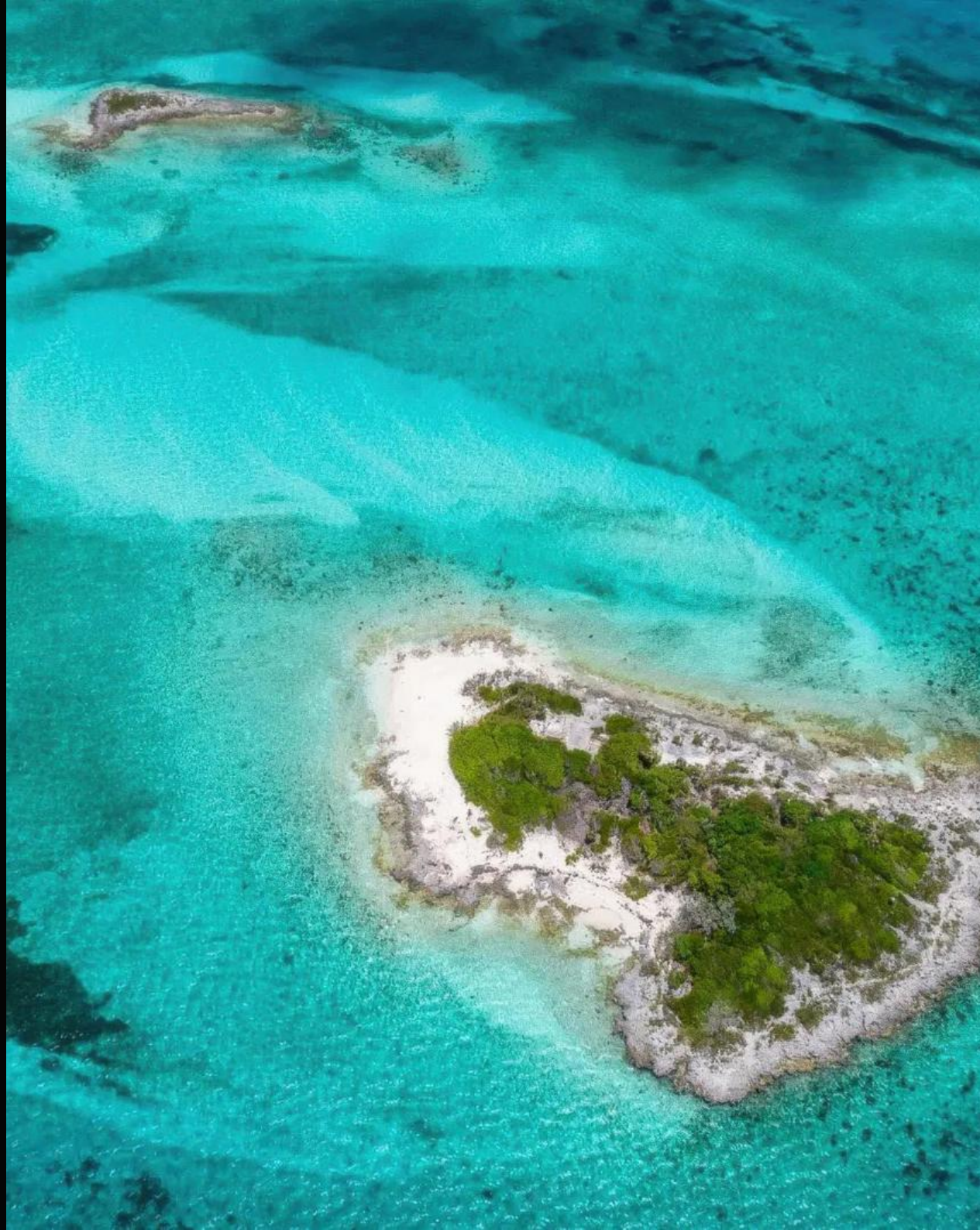
SUMMIT
30 ft

WATERS
Great Bahama Bank

www.privateislandsonline.com/caribbean/bahamas/the-exumas/sanctuary-mini-cay

REGION — THE BAHAMAS

The Bahamas offers the gold standard of fee-simple freehold title, with the International Persons Landholding Act welcoming international buyers through a straightforward Certificate of Registration. The Exuma chain runs southeast of Nassau through some of the clearest water in the Caribbean.





THE PAIRING

Two Islands, One Sanctuary

Sanctuary Cay and Mini Cay are a paired acquisition in the northern Exuma Cays — satellite estates to Norman's Cay, ringed by neon-turquoise water and expansive white sandbanks. The separation of the two landmasses invites a natural division of use: a primary residence on one cay, a guest retreat or utility hub on the other.

THE CANVAS

Untouched, By Design

Both islands are currently non-developed, free of existing structures or legacy environmental impacts. That blank-canvas status simplifies the path to a fully renewable, modern eco-luxury design — solar arrays and atmospheric water generation included in the listing's vision.

THE WATER

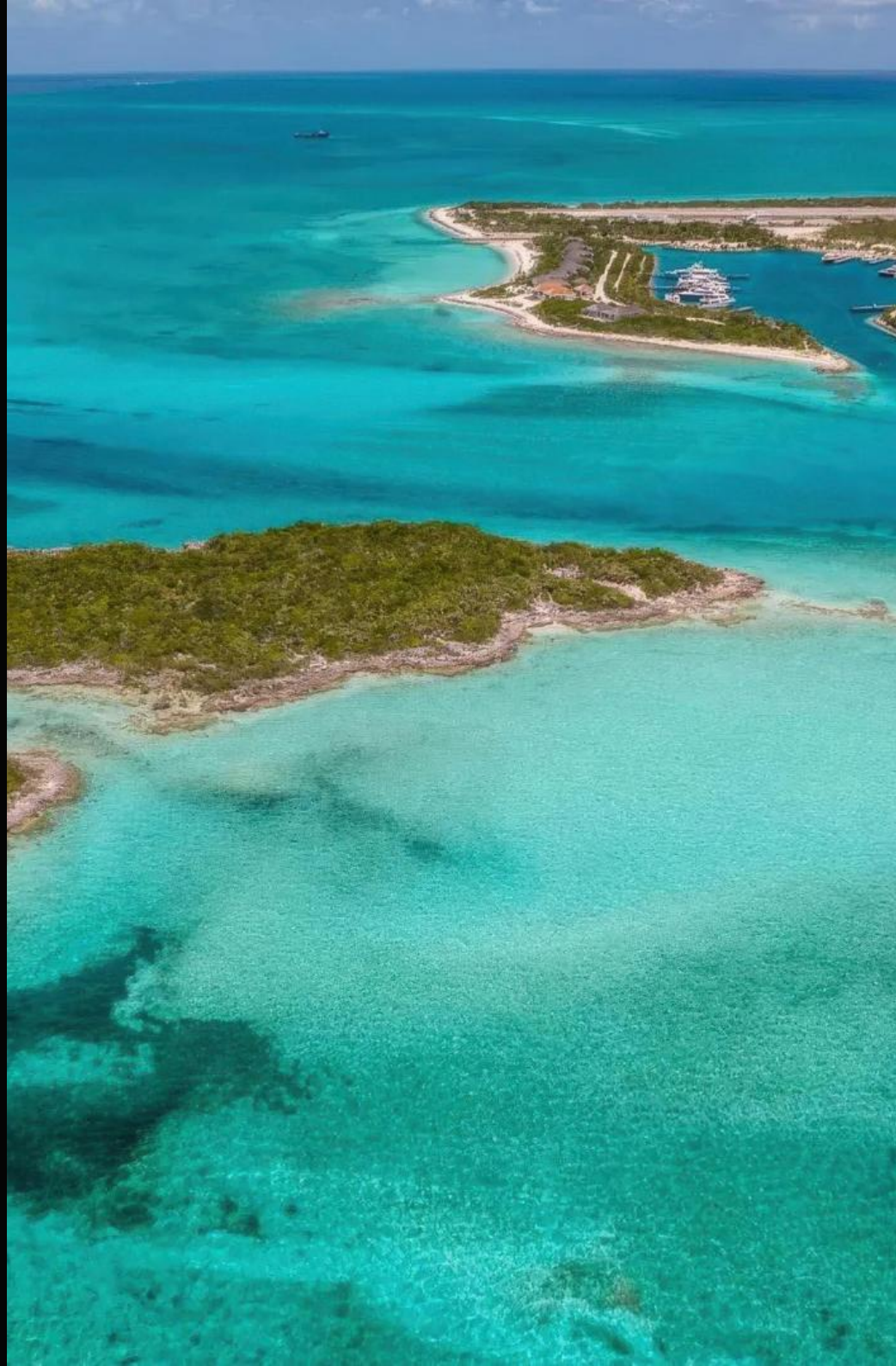
A Marine Nursery

The waters between the cays and Norman's Cay are a thriving nursery for sea turtles, rays and tropical fish, shaped by the dramatic tidal movements of the Great Bahama Bank. Nearby Wax Cay and Boot Cay complete a protected maritime playground for kayaking and shallow-water exploration.

THE VIEWS

Horizon to Horizon

The low-profile topography of the cays keeps the views unobstructed — 360 degrees of sunrise and sunset, with the silhouettes of neighbouring private islands as the backdrop.





LAND AND WATER

Sand, Limestone, Shallows

Both islands are ringed by soft white sand and weathered limestone, offering natural points for overwater docks or elevated beach pavilions. Around them, the bank runs shallow and luminous — sandbanks that appear and shift with the tide, and water clear enough to read the bottom from the air.

KNOWN FOR

A two-cay freehold portfolio beside Norman's Cay — raw, undeveloped Exuma land with a 5,000-foot runway less than a mile away.

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



BY AIR

Norman's Cay Runway

The 5,000-foot international-grade runway at Norman's Cay is less than a mile away, supporting large private jets and providing a full-time port of entry with Bahamas Customs and Immigration.

BY SEA

The Marina Next Door

The nearby Norman's Cay marina is the support hub for fuel, supplies and staff. The short hop from the marina — the pair lie between roughly 1,000 and 3,700 feet from Norman's Cay — makes moving building materials and daily provisions exceptionally efficient.

DISTANCES — STRAIGHT LINE

Norman's Cay Airport 0.9 mi · Wax Cay 0.9 mi · Boot Cay 1.1 mi · Nassau 47 mi

LOCATION

On the Map

THE EXUMAS • BAHAMAS, CARIBBEAN



GALLERY

The Estate in Frames



One of the cays, close in



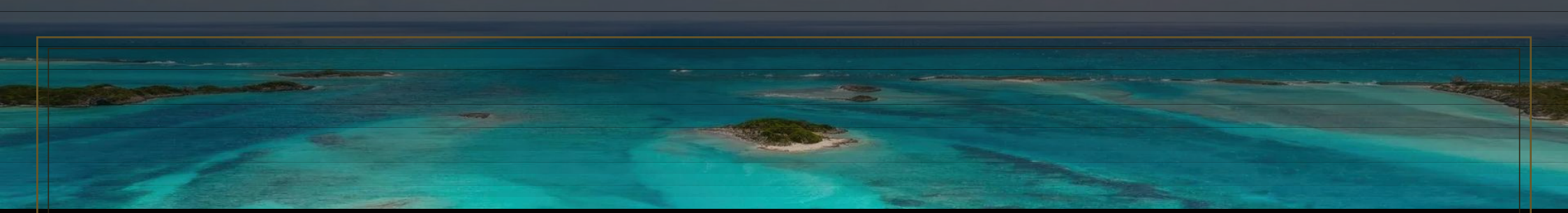
White sand at the shore



The pair from altitude



Shallows between the cays



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

SANCTUARY & MINI 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/sanctuary-mini-cay

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