PRIVATE ISLANDS INC.

SAND DOLLAR CAY

THE BERRY ISLANDS, BAHAMAS



24 ACRES · FREEHOLD

FOUR WHITE-SAND BEACHES

25.570°N 77.723°W

ELEVATION — SUMMIT 30 FT



THE ESTATE

At a Glance

LOCATION	Little Harbour, Berry Islands
TITLE	Freehold
LAND AREA	24 acres
STATUS	Undeveloped — off-grid
BEACHES	Four white-sand beaches
SUMMIT	30 ft

ACRES OF FREEHOLD CAY

One undeveloped island in its natural state — stone foundations, pathways and four beaches in place, every design decision still to come.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
24 acres

TITLE
Freehold

BEACHES
Four white-sand

SUMMIT
30 ft

WATERS
Little Harbour

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REGION — THE BAHAMAS

The Berry Islands are a chain of cays on the Great Bahama Bank, northwest of New Providence — low, green islands ringed by bonefish flats and deep channels, reached by boat or by the airstrips at Chub Cay and Great Harbour Cay.





THE ISLAND

A Harbour of One's Own

Sand Dollar Cay is one of the islands that form Little Harbour, described historically as the best harbour in the Berry Islands. Its 24 acres rise to elevated building sites with views in every direction — across the harbour to Little Harbour Cay, and out to the Atlantic horizon.

THE GROUND

Foundations & Pathways

The island remains largely in its natural state. The stone foundations of a former residence and established stone pathways to the beaches are already in the ground — evidence of stable building ground, and a starting point for a multi-pavilion estate.

THE SHORES

Four Beaches

Four pristine white-sand beaches ring the cay, and shifting sandbars nearby remake the shallows into turquoise pools with the tides. Deep water lies close inshore, inside a snug inner harbour recognised as a veritable hurricane hole.

THE WATER

Fishing & Diving Ground

The surrounding waters are rich with aquatic life — a private playground for snorkelling, bonefishing on the flats and deep-sea angling beyond the harbour mouth.







LAND AND WATER

Beaches, Bars & Deep Water

The shoreline shifts with the Berry Islands' tides — four beaches, ever-changing sandbars and shallow turquoise pools on the bank side, deep-water access in the harbour itself. On land, significant natural elevations lift building sites clear of the shore, positioned for 360-degree views of the cays and the Atlantic.

KNOWN FOR

Little Harbour's hurricane-hole anchorage — deep water, four beaches and stone foundations on 24 freehold acres.

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



BY WATER

Into Little Harbour

The island is reached by boat, into the protected water of Little Harbour. Lyford Cay, on New Providence, is just over an hour away by boat per the listing; Nassau itself is about 43 miles in a straight line.

BY AIR

Chub Cay & Great Harbour

A 5,000-foot airstrip and a world-class marina sit about 15 miles south at Chub Cay — 14 miles straight-line from the cay. Great Harbour Cay, with Bullock Harbour's services, lies the same distance to the north-west.

DISTANCES — STRAIGHT LINE

Chub Cay Airport 14 mi · Great Harbour Cay 15 mi · Nassau 43 mi · Miami 154 mi

ONE ISLAND • FOUR BEACHES • 24 ACRES

LOCATION

On the Map

LITTLE HARBOUR • THE BERRY ISLANDS, BAHAMAS



GALLERY

The Estate in Frames



Aerial over the island's green interior



A curved beach on the harbour side



Ground level on a white-sand beach



Clear shallows at the water's edge



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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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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