

PRIVATE ISLANDS INC.

LEAF CAY

THE EXUMAS, BAHAMAS



THE ISLAND — TERRAIN

14 ACRES • FREEHOLD
3 WHITE-SAND BEACHES

24.150°N 76.473°W

ELEVATION — SUMMIT 22 FT



THE ESTATE

At a Glance

LOCATION	The Exuma Cays, Bahamas
LAND AREA	14 acres
TITLE	Freehold
BUILDINGS	19, incl. main residence
RUNWAY	1,200 ft private
MASTER PLAN	56 keys approved

KEYS — APPROVED MASTER PLAN

Thirty overwater bungalows, the first permitted in the Bahamas, plus beach villas and treetop bungalows, marina, spa and heliport.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	14 acres
TITLE	SUMMIT
Freehold	22 ft
BEACHES	DISTRICT
3 white-sand	The Exumas

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REGION — THE EXUMAS, BAHAMAS

The Exumas run in a luminous turquoise chain through the central Bahamas — low-density cays, secure freehold title under Bahamian law, and some of the country's most exclusive private islands, anchored by the yachting hub of Staniel Cay.





THE ISLAND

A Turnkey Development Platform

Few island offerings arrive with this much groundwork already done. Leaf Cay is a 14-acre freehold island in the Exuma Cays, two miles from Staniel Cay — the beating heart of the archipelago, with its yacht club, dining and aviation connections. The island offers the best of both worlds: the absolute privacy of a standalone private island with the bones of a small resort already built — roads, workshops, utility lines, a private runway and grid electricity — ready for its next chapter.

POSITION

Two Miles from Staniel Cay

Leaf Cay sits at the centre of the Exuma yachting corridor, minutes by boat from the Staniel Cay Yacht Club, the swimming pigs of Big Major Cay and Thunderball Grotto — the sights that draw superyachts through these waters every season. In a market where overwater construction permits are exceptionally difficult to obtain, this island already holds them: an approved master plan for 56 keys is in place, making Leaf Cay genuinely shovel-ready.

RESIDENCES

The Existing Estate

The main residence is a six-bedroom, eight-bathroom house with an accompanying guest house; staff quarters complete an existing inventory of 19 buildings, alongside roads and workshops. While the buildings are in poor condition, the main and staff houses remain livable — a ready base for the redevelopment team that transforms the island. Construction equipment and materials are included in the sale, a rare logistical gift on a remote-island build.

APPROVED PLANS

56 Keys, Permitted

The approved master plan sets out 56 keys: 10 treetop bungalows, 16 beach and seaside villas, and 30 overwater bungalows — the first overwater bungalows ever permitted in the Bahamian archipelago. Alongside them, a full-service marina designed for elite yachting clientele, a full-service spa and a heliport. The island's lush ridges and high elevations offer a dramatic backdrop for the treetop and cliffside keys.





LAND AND WATER

Land and Water

Leaf Cay's 14 acres rise on naturally high ridges wrapped in lush native vegetation — visual privacy with a dramatic outlook over translucent turquoise water. Three distinct white-sand beaches line the island's shores, meeting the celebrated shallows of the Exumas. The maritime picture is equally strong: a large existing dock and storage facilities, deep-water approaches suited to large private vessels, and protected anchorage.

KNOWN FOR

The Bahamas' first permitted overwater bungalows — an approved 30-bungalow overwater component within a 56-key master plan, an entitlement that simply does not exist anywhere else in the archipelago.

SUMMER HIGH 84°F · WINTER LOW 73°F · SEA TEMPERATURE 74-84°F



ARRIVAL

By Air and Sea

Two miles by water from Staniel Cay, whose 3,000-foot public runway offers daily commercial service to Florida and Nassau. The island's own 1,200-foot private runway — refurbishment required — provides a foundation for direct fly-in access, with a heliport in the approved plans adding a third arrival option.

GRID POWER

Power by Underwater Cable

Leaf Cay draws mainland-standard electricity directly from the Bahamas Power and Light (BPL) grid through an insulated underwater cable from Staniel Cay — no generators required, no fuel logistics. On-site infrastructure includes underground utility lines and solar electric systems, and construction equipment and materials are included in the sale.

DISTANCES — STRAIGHT LINE

Staniel Cay 2.5 mi · Exuma Int'l Airport 55 mi · Nassau 83 mi

14 ACRES • 3 WHITE-SAND BEACHES • 1,200-FT RUNWAY • FREEHOLD

LOCATION

On the Map

THE EXUMA CAYS • BAHAMAS • CARIBBEAN



GALLERY

The Estate in Frames



The dock from the anchorage



The beach bar, looking to the dock



A bedroom in the main residence



Over the ridges to the shallows



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

LEAF CAY

THE EXUMAS, BAHAMAS, CARIBBEAN

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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