

PRIVATE ISLANDS INC.

POWELL CAY

THE ABACOS, BAHAMAS

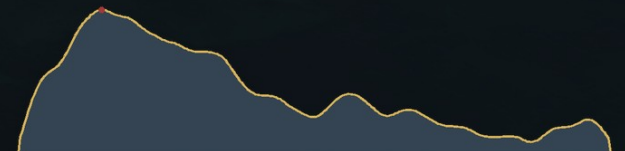


294 ACRES · FREEHOLD

126 PRIVATE ACRES · SEA OF ABACO

26.905°N 77.479°W

ELEVATION — SUMMIT 56 FT



THE ESTATE

At a Glance

LOCATION	Sea of Abaco, The Abacos
TITLE	Freehold
LAND AREA	294 acres
PRIVATE PARCEL	126 acres — northern end
STATUS	Undeveloped
SUMMIT	56 ft

PRIVATE FREEHOLD ACRES

The northern 126 acres are privately owned and ideal for development; the southern 168 are Crown land designated for a proposed nature reserve.

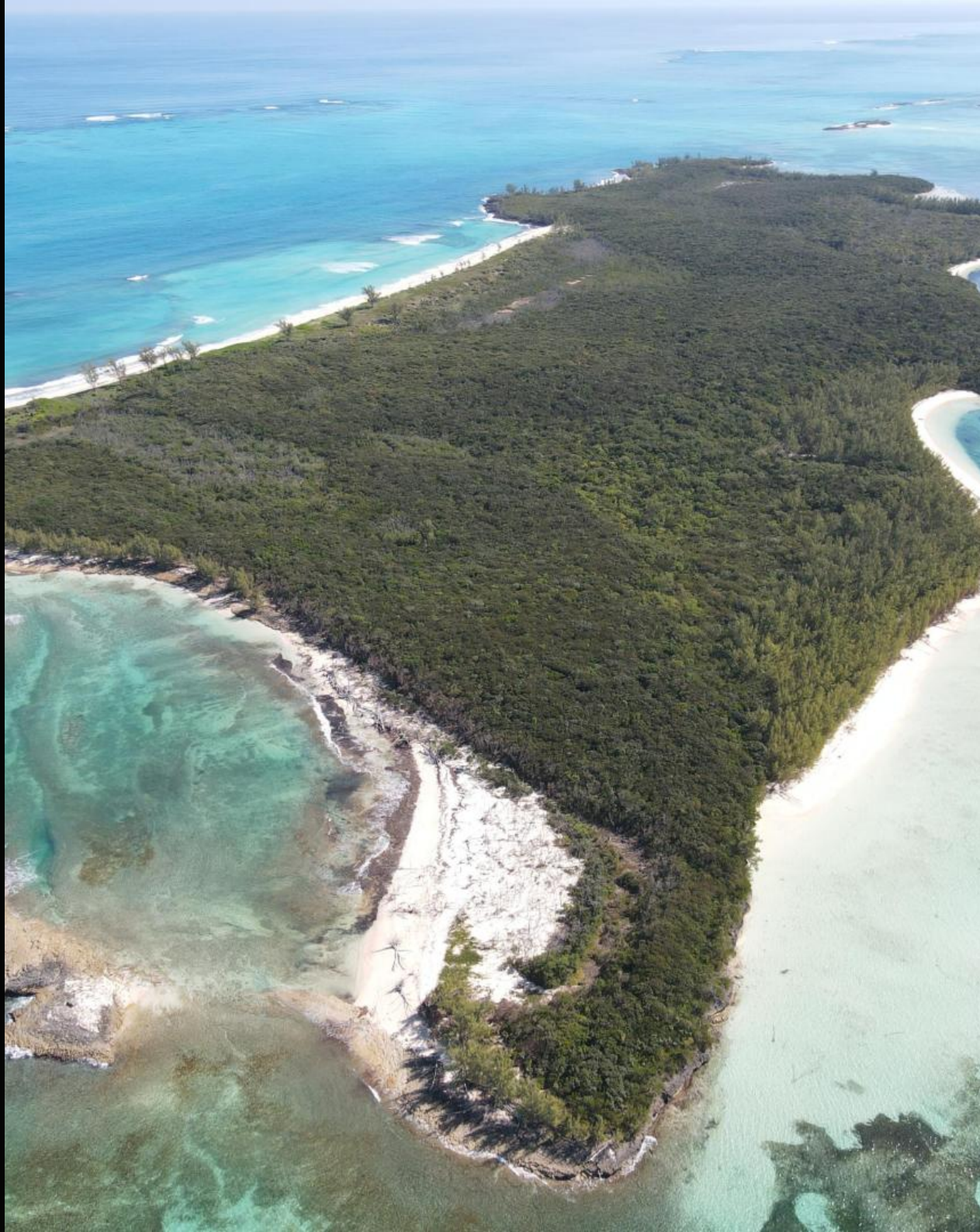
ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	294 acres
PRIVATE LAND	TITLE
126 acres	Freehold
SUMMIT	WATERS
56 ft	Sea of Abaco · Atlantic

www.privateislandsonline.com/caribbean/bahamas/the-abacos/powell-cay

REGION — THE BAHAMAS

The Abacos form a boomerang of cays along Great Abaco's northeast shore — one of the Bahamas' great sailing grounds, with strong boating infrastructure and a relaxed pace. Freehold ownership is open to foreign buyers under clear Bahamian regulations, and limited development keeps the cays unspoiled.





THE ISLAND

Between Two Cays

Powell Cay sits between Spanish Cay and Manjack Cay in the Sea of Abaco, just three miles northeast of Coopers Town on Great Abaco. The listing calls it one of the most beautiful cays in The Abacos — total tranquility, with settlements and services close across the water.

THE SPLIT

Two Halves, Two Futures

The cay totals approximately 294 acres. Its southern 168 acres are owned by the Crown and designated for a proposed nature reserve; the northern 126 acres are privately owned — the developable freehold parcel this sale offers, running northwest to southeast along the cay.

THE CANVAS

A Hideaway or a Resort

The listing frames the opportunity plainly: shape a pristine Bahamian island into a secluded private retreat, or a thoughtfully designed boutique resort. The island is undeveloped — the vision, and the layout that follows from it, belong entirely to the buyer.

THE GROUND

Forest, Dunes & Beach

The northern parcel carries forested areas, dunes and long stretches of untouched beachfront behind mature coastal vegetation. It is a naturally beautiful, versatile landscape — green interior, white sand at the edges, and open water on every side.





LAND AND WATER

Surf on One Side, Shelter on the Other

Powell Cay has two distinct shores. The Atlantic side faces north in white sand, rolling surf and dramatic ocean colours; the protected lee side, facing the Sea of Abaco, offers calmer conditions and a tranquil shoreline suitable for access and anchorage. Between them runs the forested northern parcel — the island's two moods, minutes apart on foot.

KNOWN FOR

Its two shores — wild Atlantic surf beaches to the north, calm Sea of Abaco anchorage water to the south, and 126 private freehold acres between them.

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



BY WATER

Three Miles from Coopers Town

Directly across the Sea of Abaco lies Coopers Town, three miles away, offering restaurants, medical services and local facilities. Just to the north is Spanish Cay, with its resort and marina — neighbours that keep an undeveloped cay connected without touching its quiet.

THE GATEWAY

Marsh Harbour & the Airport

Further south lie Treasure Cay and Marsh Harbour, the commercial hub of The Abacos, with shops, travel services and the Leonard M. Thompson International Airport — direct flights to the U.S. and throughout The Bahamas, about 37 miles straight-line from the cay.

DISTANCES — STRAIGHT LINE

Coopers Town 3.1 mi · Spanish Cay 5 mi · Treasure Cay 20 mi · Marsh Harbour Airport 37 mi

294 ACRES • 126 PRIVATE • ONE CAY

LOCATION

On the Map

SEA OF ABACO • THE ABACOS, BAHAMAS



GALLERY

The Estate in Frames



White sand and shallows on the lee shore



Atlantic surf on the rocky shore



Bays and reef flats from above



The forested spine of the cay



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

POWELL CAY

THE ABACOS, 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-abacos/powell-cay

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