

PRIVATE ISLANDS INC.

ROBERTS CAY

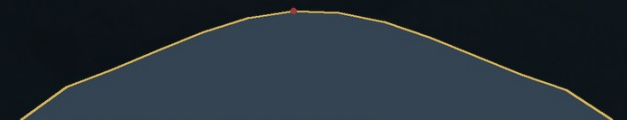
THE EXUMAS, BAHAMAS



12 ACRES · FREEHOLD
TWO WHITE-SAND BEACHES

24.796°N 76.832°W

ELEVATION — SUMMIT 38 FT



THE ESTATE

At a Glance

LOCATION	The Exumas, Bahamas
TITLE	Freehold
LAND AREA	12 acres
SUMMIT	38 ft
BEACHES	Two, white sand
STATUS	Non-developed

ACRES OF BLANK CANVAS

Twelve freehold acres in their natural state — existing foundations give a new owner a head start.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	12 acres
TITLE	SUMMIT
Freehold	38 ft
WATERS	REGION
Exuma Sound	The Exumas

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REGION — THE EXUMAS

The Exumas run some 120 miles southeast of Nassau — hundreds of cays strung over famously clear water. The northern cays are the chain's yachting gateway: deep channels, sheltered anchorages and Nassau within an hour by boat.





THE ISLAND

A Blank Canvas in the Northern Cays

Roberts Cay is a 12-acre freehold island in the elite northern corridor of the Exuma Cays, held largely in its natural state. Existing construction foundations from a previous project give a new owner a strategic head start — the listing frames the cay as a blank canvas for a multi-generational family compound or a bespoke boutique retreat.

THE GROUND

High Ridges, Native Green

Naturally high ridges run along the island, lifting building sites into views across the Exuma Bank and toward the Atlantic side. The interior is lush with native Bahamian flora, providing natural screening and a mature landscape for whatever is built here.

THE BEACHES

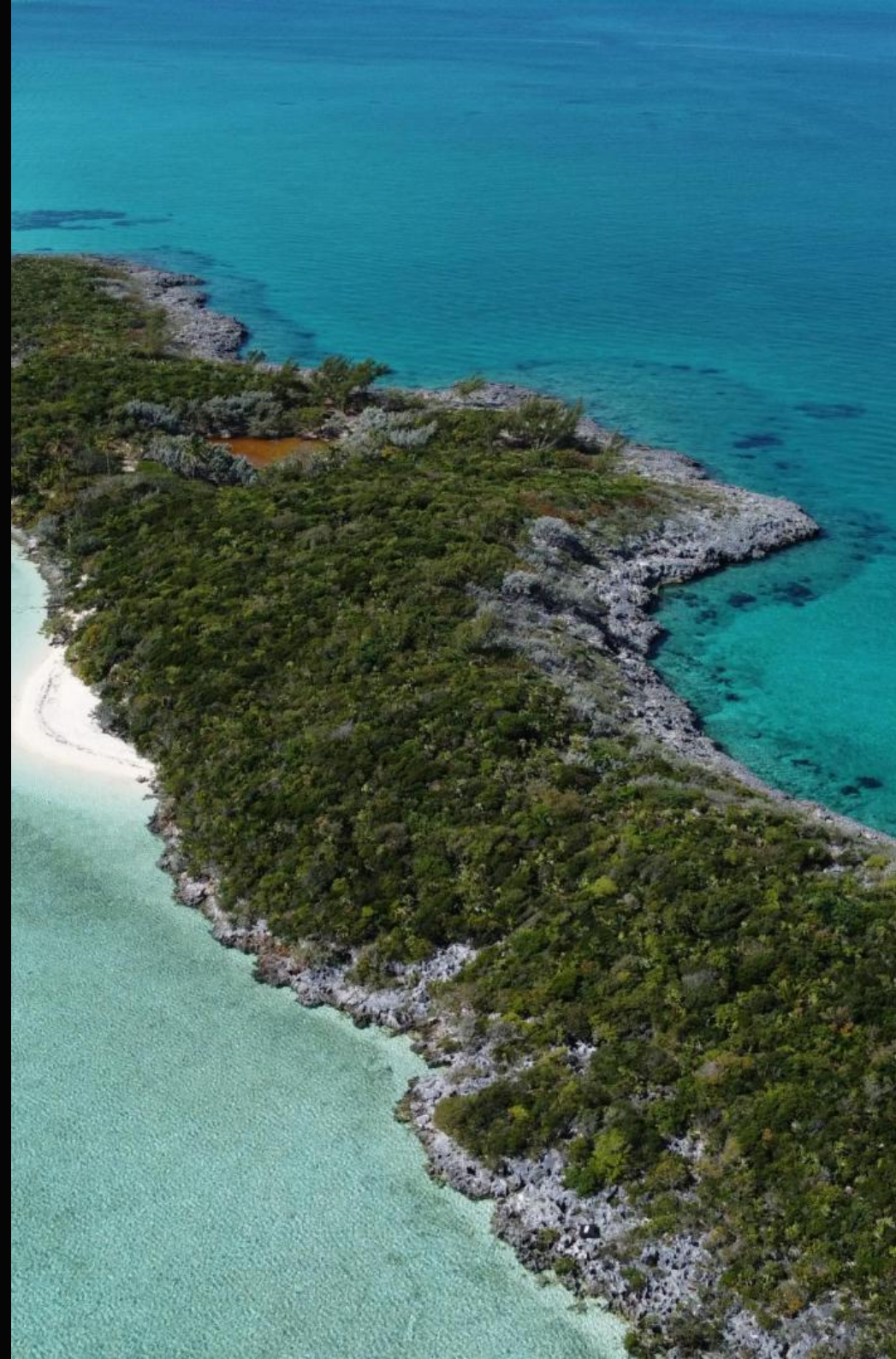
Two White-Sand Beaches

Two pristine white-sand beaches give the island both leeward tranquility and windward views — one shore for still mornings, the other for the open-water outlook.

THE WATER

Harbour, Reef & Deep Sea

The western side forms a protected natural harbour, ideal for a substantial private dock or a secure mooring for deep-draft vessels. Harbour-side water is calm and clear for snorkelling, while the eastern coast reaches world-class deep-sea fishing for tuna, snapper and wahoo.





LAND AND WATER

Between Bank and Sound

West of the cay, the shallow turquoise of the Exuma Bank; east, the deep blue of Exuma Sound. Between them a narrow green ridge of an island — rocky ironshore points, white-sand beaches and a small interior pond — ringed by the clear turquoise water the northern Exumas are known for.

KNOWN FOR

Position — a blank-canvas freehold cay half a mile south of Ship Channel Cay, at the northern gateway to the Exumas.

SUMMER HIGH 90°F • WINTER LOW 63°F • SEA TEMPERATURE 74-86°F



BY BOAT

An Hour from Nassau

The listing puts Roberts Cay 45 to 60 minutes by boat from Nassau's Lyford Cay or Palm Cay marinas. Yachts already anchor in the sheltered water around the cay, and the protected harbour awaits a substantial private dock.

THE SUPPORT HUB

Highbourne Cay

Five miles south, Highbourne Cay offers a full-service marina, fuel, gourmet provisioning and a private airstrip — the support base the listing points to for everything the island itself does not yet have.

DISTANCES — STRAIGHT LINE

Ship Channel Cay 1.8 mi · Highbourne Cay 5.0 mi · Norman's Cay 12.3 mi · Nassau 36.7 mi

12 ACRES • TWO BEACHES • ONE BLANK CANVAS

LOCATION

On the Map

THE EXUMA CAYS • BAHAMAS • CARIBBEAN

ROBERTS CAY
24.796°N 76.832°W



Allan Cay

Highbourne Cay—5.0 mi
full-service marina, fuel & private airstrip

EXUMA SOUND

GREAT BAHAMA BANK



0 5 10 mi

STRAIGHT-LINE DISTANCES

Ship Channel Cay	2 mi
Norman's Cay	12 mi
Nassau	37 mi

GALLERY

The Estate in Frames



The beach shore, a yacht at anchor



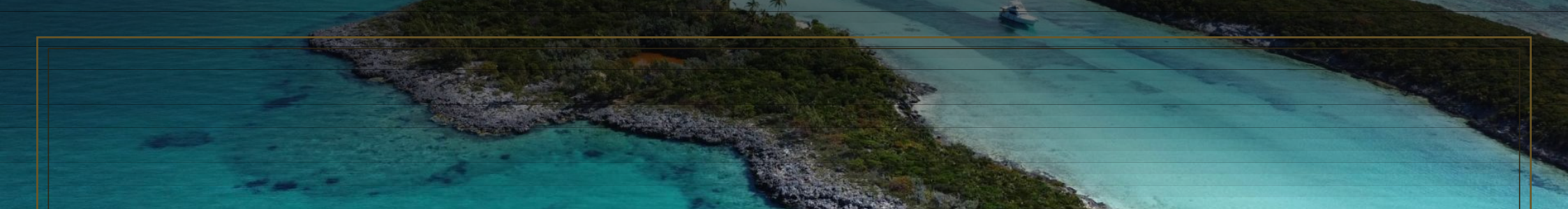
The interior pond from above



North toward Ship Channel Cay



The whole cay from the channel



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ROBERTS 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.



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