

# SEACLUSIVE VILLAS

FREEMPORT BAHAMAS



[www.seacclusivevillas.com](http://www.seacclusivevillas.com)

# 01 OVERVIEW

SEACLUSIVE  
VILLAS



## WELCOME

Welcome to your new dream home away from home! Located in the exclusive Bahamia sub-division of beautiful Freeport, Bahamas, the Seaclusive Villas dream home development boasts modern, functional and eye-catching design. Welcome to your slice of paradise in this small, exclusive development of freehold villas, styled as detached townhomes – no common walls, connected only by garage.

# THE COMMUNITY

FREEPORT AND BAHAMIA



# THE COMMUNITY

## FREEPORT AND BAHAMIA

### WELCOME TO FREEPORT

It's better in the Bahamas! Beautiful white sand beaches, year-round sunshine, stunning natural beauty and breath-taking views are just a few of the many advantages you can enjoy in the Bahamas.

Freeport is the main city on Grand Bahama, an island in the northwest Bahamas just off the Florida coast. In fact, Freeport is a mere 25- minute flight from the South Florida airports. It's best known for its oceanfront Lucaya district, beaches, resorts and shopping.





# THE COMMUNITY

FREEPORT CANALS

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# THE COMMUNITY

## FREEPORT AND BAHAMIA

### WELCOME TO BAHAMIA

The Bahamia community is situated in the heart of Freeport and is just minutes away from downtown, close to major tourist attractions, major shopping and schools. Xanadu Beach is a few short minutes away. The community is designed around a network of beautiful canals with sparkling clear water which provide the background for amazingly designed homes on canal front settings. So despite being in close proximity of the city centre, the Bahamia community is peaceful, idyllic and picture perfect.



# THE COMMUNITY

01



## BEACH ACCESS

- Walking distance to Xanadu beach
- Ten-minute drive to Taino Beach

02



## PROXIMITY TO DOWNTOWN

- Located 10 minutes from downtown Freeport
- Easy access to offices, banks, hospital and health centers, grocery stores

03



## RESTAURANTS

Some of the easily accessible notable restaurants nearby:

- Stoned Crab
- Pier One
- Dolphin Cove
- Out da Sea

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# THE COMMUNITY

04



## XANADU BEACH

Xanadu Beach was once one of the most popular activity beaches on Grand Bahama, offering everything from snorkeling to parasailing. Most of the restaurants and other amenities shut down after the closure of the Xanadu Hotel, but you can still go for a stroll along the coast and admire the beach's natural beauty.

The beach is dominated by the remains of the Xanadu Hotel, known by many as the place where millionaire Howard Hughes spent his last years. Walk past the structure which was built in 1965 and notice its retro styling. Imagine yourself lolling on the sands with Frank Sinatra and others from the Rat Pack who visited the area frequently. The closure of the hotel had a significant effect on the beach's atmosphere, transforming it from one of the busiest beaches on the island to the peaceful strip of sand you see today.

Stroll along the beach's 1-mile (1.6-kilometer) stretch of sand, searching for shells and beach glass. The beach is a particularly lovely place to enjoy a walk at sunset. Bring a towel and relax on the shore or wade into the calm, emerald-colored waters off the coast.



# THE COMMUNITY

THE GARDEN OF THE GROVES

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05





# THE COMMUNITY

LUCAYAN NATIONAL PARK

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# THE COMMUNITY

07



**GOLD ROCK BEACH**

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# THE COMMUNITY

08



## SHOPPING

- Port Lucaya Marketplace
- RayVin mall
- Farmers Market

09



## BOATING

- Easy access to a network of canals
- Port Lucaya Marina

10



## AIRPORT ACCESS

- 15 minutes to the Grand Bahama International Airport



THE VILLAS  
SEACLUSIVE VILLAS



# THE VILLAS

## SEACLUSIVE VILLAS

Extraordinary residences set on a magnificent nature filled 1.36 Acre property in Freeport, Bahamas, featuring striking architecture, world-class amenities, and breathtaking views. Seaclusive Villas is a Bahamas real estate investment and lifestyle opportunity without compare. Owners can elect to take part in our exclusive Rental Program and generate robust returns while not in residence.



# DESIGN DETAILS

## SEACLUSIVE VILLAS

Boasting approximately 1600 square feet of living space, with three bedrooms, three bathrooms, these beautiful units are detached townhomes (connected by garage or car port) are designed for comfort, functionality and your absolute living pleasure. The curb appeal is eye-catching and blends in with the style of multi-million dollar waterfront mansions nearby.

There is more than enough room inside, but the additional exterior amenities create additional space that truly deliver that seamless transition for indoor-outdoor living.



# EXTERIOR FEATURES

## SEACLUSIVE VILLAS

An intimate enclave of detached townhomes within a park-like setting that integrates very well with the waterfront mansions in the neighborhood. The homes boast cutting edge, eye-catching contemporary design with lots of windows that let in natural light so you can take full advantage of the spectacular sunrises and sunsets for which Freeport is famous. The curb appeal is an artful balance of the dramatic design of the homes and clubhouse, nestled in tropical trees, shrubs and foliage and centred around the lovely courtyard





# INTERIOR FEATURES

## SEACLUSIVE VILLAS

The interior of each custom home is designed to maximize the form and function of each given space. The foundation of the design has been delivered by an award winning interior designer from the South Florida area. However, you will have a further opportunity to build on the design blocks to apply your own personal design choices to finalize the desired look that makes the home, "you".



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# INTERIOR FEATURES

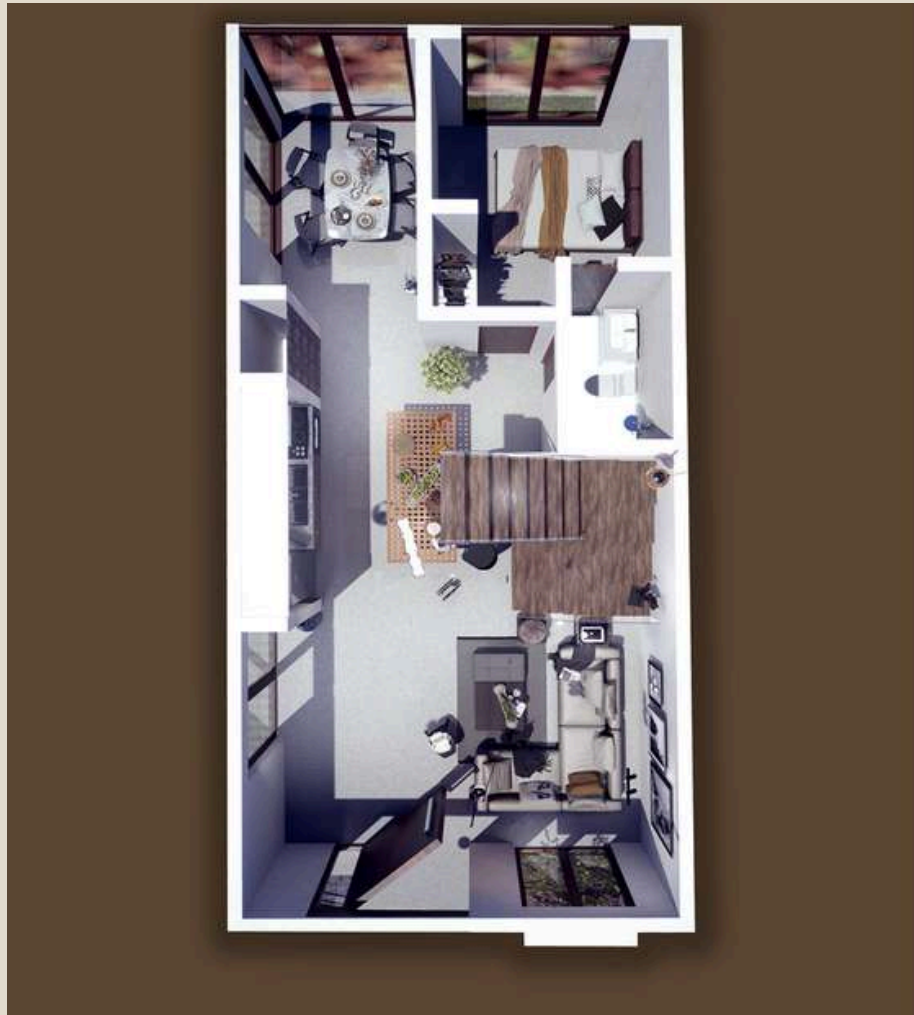
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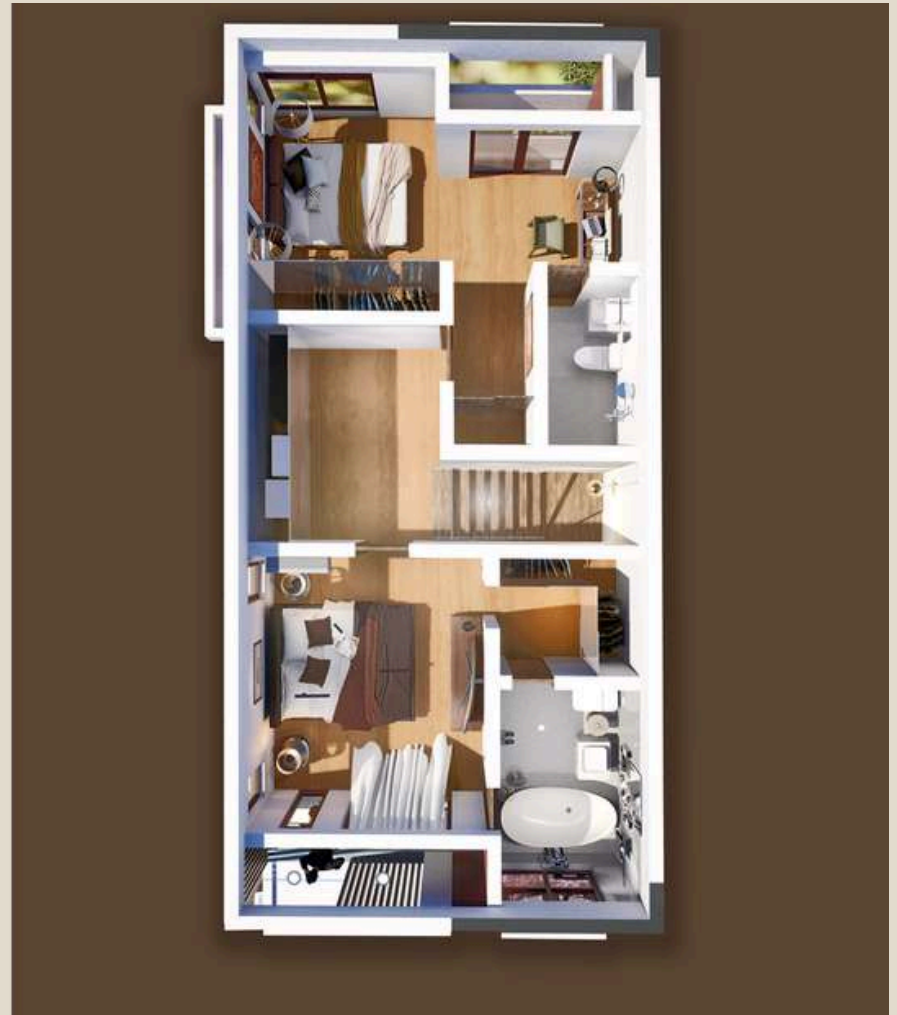
# STANDARD FLOOR PLAN

SEACLUSIVE VILLAS



GROUND FLOOR PLAN

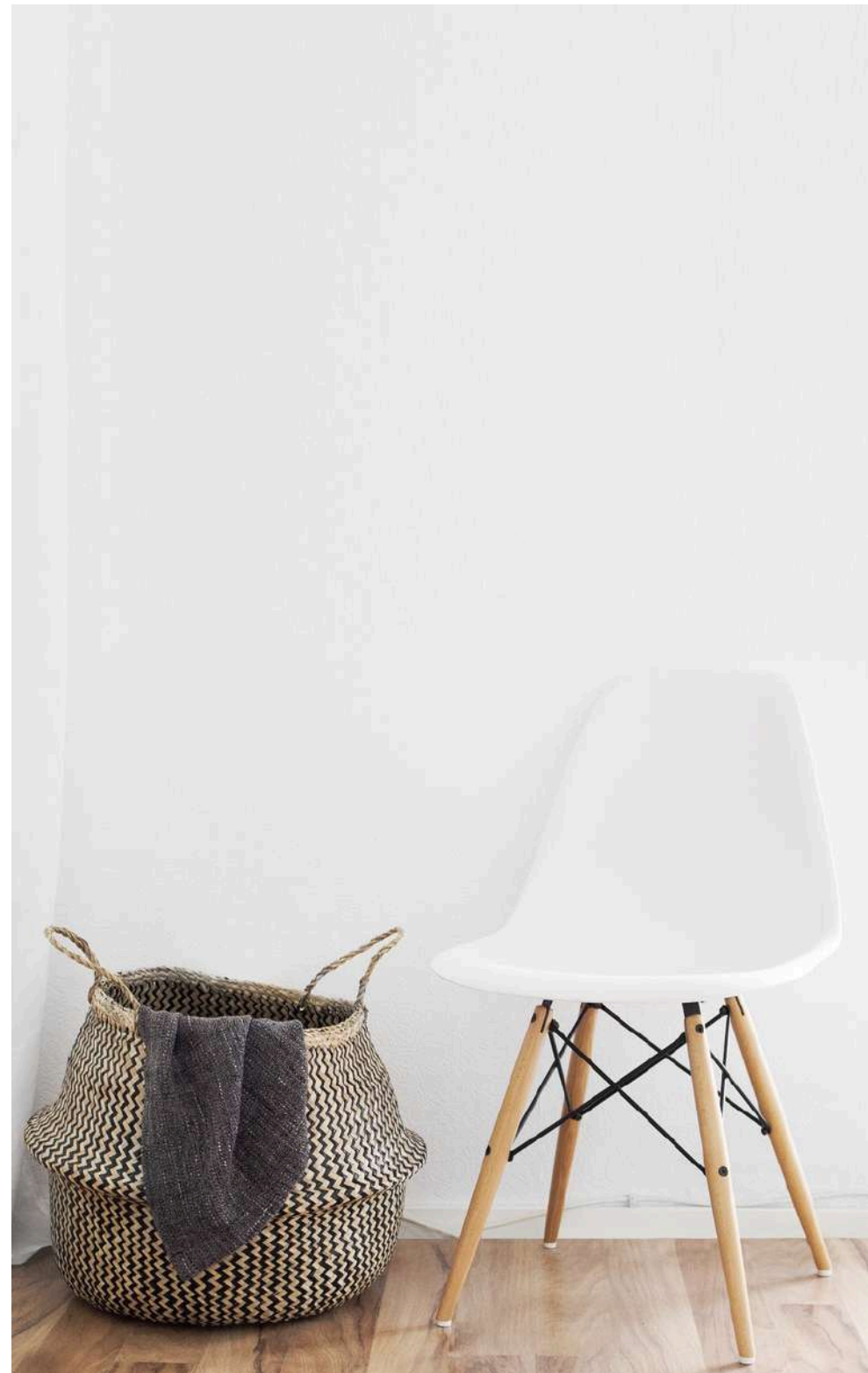
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SECOND FLOOR PLAN

# 04 THE AMENITIES

SEACLUSIVE VILLAS



# THE AMENITIES

## SEACLUSIVE VILLAS

And your peace. Experience the seamless rhythm of the Seaclusive Villas amenities. Within the private, gated community, you can unwind by the pool, or simply embrace the energizing sunrise from the courtyard. After you are sufficiently energized get in some sets at the fitness studio, and later, unwind with friends in the warm ambiance of the pool side lounge. Step outside again in the evening to enjoy dinner at the picnic tables and chairs or just sit on the loungers and enjoy the spectacular sunsets.

### POOL

Swim laps or just lounge and tan by the infinity swimming pool, or de-stress in the jacuzzi and hot tub

### CLUBHOUSE

Expand the indoor-outdoor living feature further by taking advantage of the eco-friendly clubhouse powered by solar energy sources. Enjoy the space and socialize with other members of your private community with comfortable seating, entertainment devices. The clubhouse is internet enabled and its intent is to offer a socializing space for community togetherness and interaction.



# THE AMENITIES

## SEACLUSIVE VILLAS

### FITNESS STUDIO

Get in your workout on the modern gym equipment or practice your yoga

### COURTYARD

Tropical contemporary landscape architecture with green spaces and picnic and lounging areas. Community meeting place

### JOGGING PATH

The private road inside the gated community allows you to an area perfectly suited for your morning or evening stroll to get your steps in, or for jogging if you wish to increase the pace.

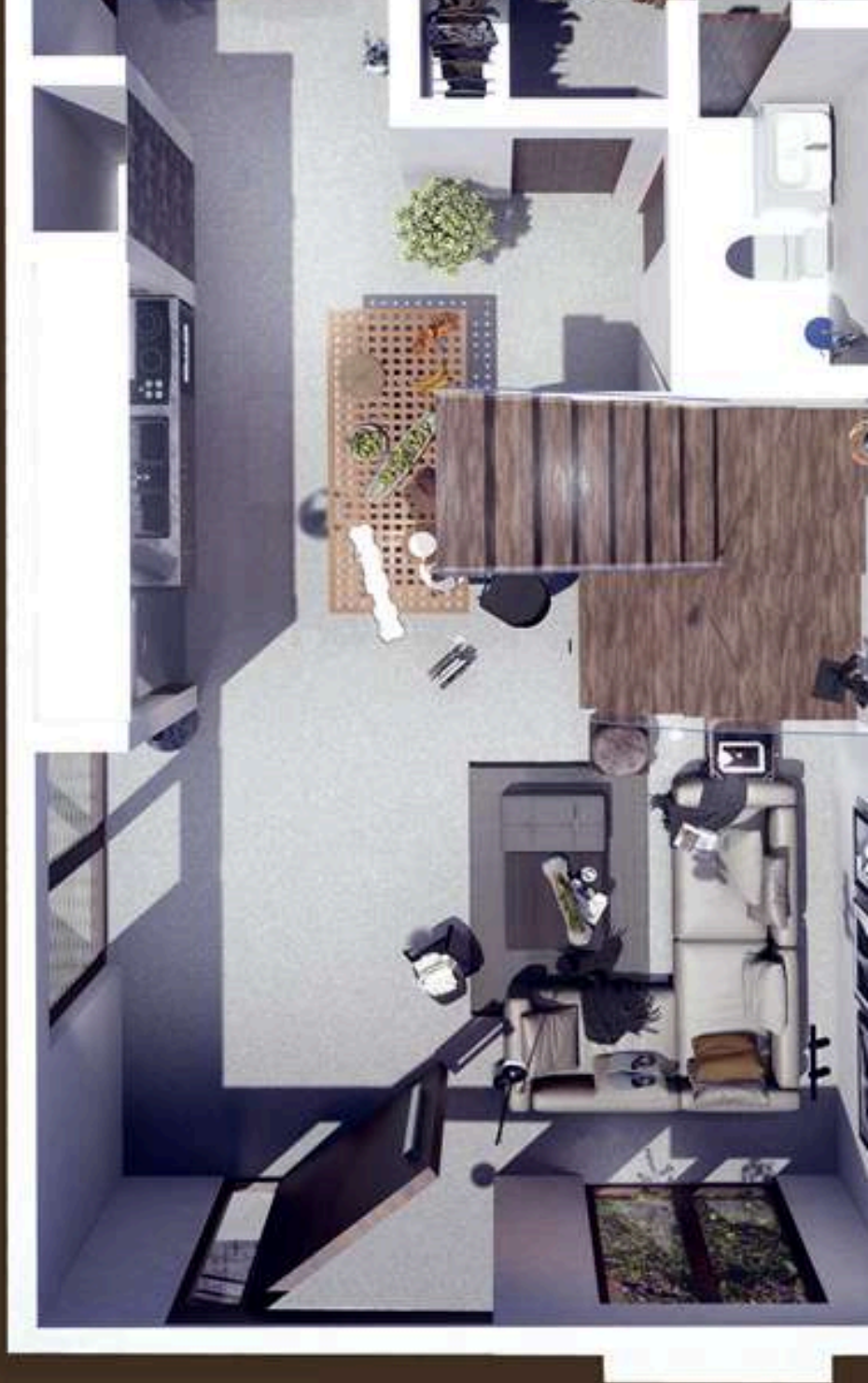
### GARDENS, FOLIAGE AND DOG WALK-PATH

The manicured gardens on the periphery of the property also offer an extended walking path for nature lovers, which can be used as a walking park. An area for man's best friend to frolic and have fun within the confines of the gated community, completely safe from passing traffic



# CUSTOMIZATION

SEACLUSIVE VILLAS





# CUSTOMIZATION

## SEACLUSIVE VILLAS

Building your new home together will be an exciting journey. Our Design Studio creates an experience where you can bring your ideas, creativity and inspiration together to customize the interior of the home of your dreams.

Experience a better way to personalize your new home. Take advantage of the opportunity to design the the final touches of your dream home - including floors, cabinets, stairs, doors, and much more.

Our Design Studio has been tailored to make the interior design process convenient and fun for our Seaclusive Villas homebuyers. You have the flexibility to select from a curated design collection or craft a more intimate design experience with our professional Interior Design Consultant.



# BUILD QUALITY

SECLUSIVE VILLAS



# QUALITY, QUALITY, QUALITY!

## SEACLUSIVE VILLAS

Build will be executed by Seaclusive Development, a company with experience building high quality custom homes in Freeport.  
A showpiece nearby is the original Seaclusive Villa...



SEACLUSIVE  
VILLAS



LET'S GET IN TOUCH

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