

# Other Exuma, Exumas

Private Island

REF#43426



GLOBAL LUXURY<sup>SM</sup>



LOT SIZE  
9583200



SQ. FT.  
10000



BEDS  
20



BATHS  
20

\$60,000,000

Location: Other Exuma, Exumas

Amenities: Additional Accom., Water Purifier, Dock, Cable, Furnished, Hurricane Windows, Ocean View, Ocean Front.

Summary: Cave Cay is positioned in the heart of the Exuma Cays immediately north of Musha Cay. Cave Cay is unique because of its very own deep-water harbour (12 feet at low tide) and private marina with 35 dock slips and a 2,800 ft private landing strip. Cave Cay is completely self-sufficient with all utilities underground, water, sewage and power supply. There are 5 diesel generators ranging in size from 85 KW to 375 KW. The power supply is hybrid being solar supported by generator power. Fresh water is stored in two tanks, 12,000 gallons and 14,000 gallons. Hot water is provided by solar panels. The fuel farm has a capacity to store 64,000 gallons of diesel and 13,000 gallons of gas. The water making facilities are capable of making 5,000 gallons per day being expanded to 20,000 gallons per day. The present owner/developer has thought of everything and gone through the tedious 2 year process to get all of the government approval and several years to dredge the harbour and build the runway. This is an opportunity for a developer to step in and take this special Island to the next level.

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