



## BLUE WATERS ESTATES

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Hire us to develop your dream home in the Bahamas. We can help turn these ideas into a reality. Blue Waters Estate guides you through every aspect of the home design and building process. We work closely with our clients to ensure they enjoy the excitement and hassle-free experience of bringing their vision to life. Contact us today to Build your Dream Home!



## ABOUT BAHAMAS

The Bahamas beauty extends far beyond its extraordinary natural wonders. From the friendly Bahamian people to the rich culture and history, The Bahamas has something for everyone. Not to mention, diving, snorkeling, swimming, fishing, and boating are merely the beginning of great island living.

## QUICK CONTACT

**Names \***

**Email \***

**Comments**

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NEW HOMES

Home / New Homes



## Signature Collection I

- 4 Bedrooms
- 3 Bathrooms
- 5th Bedroom Optional
- Great Room
- Screened Covered Patio
- 2-Car Garage
- 1,738 a/c sq. ft. • 2,518 total sq. ft.



## Signature Collection II

- 4 Bedrooms
- 3 Bathrooms
- 5th Bedroom Optional
- Great Room
- Screened Covered Patio
- 2-Car Garage
- 1,738 a/c sq. ft. • 2,518 total sq. ft.



## Signature Collection III

- 4 Bedrooms
- 3 Bathrooms

- 5th Bedroom Optional
- Great Room
- Screened Covered Patio
- 2-Car Garage
- 1,738 a/c sq. ft. • 2,518 total sq. ft.



Signature Collection IV

- 4 Bedrooms
- 3 Bathrooms
- 5th Bedroom Optional
- Great Room
- Screened Covered Patio
- 2-Car Garage
- 1,738 a/c sq. ft. • 2,518 total sq. ft.



Signature Collection V

- 4 Bedrooms
- 3 Bathrooms
- 5th Bedroom Optional
- Great Room
- Screened Covered Patio
- 2-Car Garage



- 1,738 a/c sq. ft. • 2,518 total sq. ft.



### Signature Townhouse Collection I

- 3 Bedrooms
- 2 Bathrooms
- 2 Stories
- Arched Covered Entry
- Private Outdoor Patio
- 1-Car Garage
- 1,407 a/c sq. ft. • 1,705 total sq. ft.



## Great New Home Features

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### GOURMET KITCHENS

- 24.9 Cubic Foot Side-by-Side Stainless Steel Refrigerator
- Multi-Cycle Power Scrub Wash System Stainless Steel Dishwasher
- Gas Stainless Steel Range
- Space Maker Stainless Steel Microwave above Range
- Food Waste Garbage Disposal
- Pantry Closet with Vinyl Coated Ventilated Shelving
- European Style Hidden-Hinge Cabinets with 42" Upper Cabinets in Matte Foil and Frameless Wood Finishes
- Dual Compartment Stainless Steel Undermount Sink with a Pull-Out Stainless Steel Kitchen Sink Faucet
- Granite Countertops in Decorator Colors

## LUXURY BATHROOMS

- His and Her Vanity Counters with Separate Sinks in Master Baths (Per Plan)
- European Style Hidden-Hinge Cabinets in Matte Foil or a Frameless Wood Finish in All Bathrooms
- Granite Countertops with Undermount Sink in All Bathrooms
- Elongated Commodes in All Bathrooms
- 9" x 12" Ceramic Tile on Master Bath Shower Walls, and Master Bath Tub Deck. 2" x 2" Matte Finish Ceramic Tile on the Master Bath Shower Floors and 12" x 12" on Bath Floors
- Vanity Mirrors in All Bathrooms
- Acrylic Drop In Tub in Master Baths (Per Plan)
- Raised Vanity Heights in All Bathrooms
- Upgraded Bathroom Fixture Package in Chrome In Master Bathroom (8" Spread)
- 9"x12" Ceramic Tile on All Secondary Bath Wet Area Walls, 2"x2" Matte Finish Ceramic Tile on All Secondary Bath Shower Floors and 12"x12" on All Bath Floors

## SECURITY IN YOUR COMMUNITY

- Elevated Main Entrance with a Gatehouse Covering Visitor Traffic Lanes
- Programmable Telephone Communication Network Between the Gates and Your Home

## SECURITY IN YOUR HOME

- Alarm System with Contacts on All Operable Windows and Doors (Excluding Overhead Garage Doors)

## SAFETY THROUGHOUT YOUR HOME

- Smoke and Carbon Monoxide Detectors in Designated Areas
- Medical Emergency Panic and Fire Alert Capability on Alarm System
- Tempered Glass Sliding Doors and Windows in All Wet Areas

## ELECTRICAL SPECIFICATIONS

- Structured Wiring Package (RG-6 and CAT-5) with Cable Television Outlets in Family Room or Great Room, and Bedrooms; Telephone Jacks in Kitchen and Bedrooms
- Upgraded Light Fixtures in Entry, Foyer, Casual Dining and Bathrooms
- Two Weatherproof Exterior Electric GFI Outlets
- 50 Gallon Energy-Efficient Gas Hot Water Heater
- Minimum 150-Amp Service (Per Plan)
- Ceiling Fan Pre-Wiring in Family Room or Great Room, Bedrooms and Den
- Recessed Lighting in Kitchen

## INTERIOR APPOINTMENTS

- 18" x 18" Ceramic Floor Tile in Foyer, Kitchen, Casual Dining, Living Room, Dining Room, Family Room/Great Room, Laundry Room and Powder Room
- Wall-to-Wall Carpet in Non-Tiled Areas in Your Choice of Designer Colors
- Colonial-Style Wood Casings with 5¼" Colonial Style Wood Baseboard
- Vinyl-Coated Ventilated Closet Shelving
- West Coast Orange Peel Finish Walls and Knockdown Finish on Ceilings, Except for Baths Which Will Have a Smooth Finish

## SPECIAL DESIGN ELEMENTS

- Double Door Entries with Transom Glass Above (on Select Models)

- Brushed Nickel Front Door Handle Set with Manufacturer's Lifetime Finish Warranty
- Tray or Coffered Ceilings in Most Master Bedroom Suites
- Private His and Her Closets in Most Master Bedroom Suites
- Screened and Covered Patio

#### WARRANTY AND LOW MAINTENANCE

- Dwelling Warranty Covering Your Home on Major Structural Defects for Ten Years (as Described in the Purchase Contract Documents)
- Manufacturers' Warranties in Effect on All Appliances Including Manufacturer's Warranty on Air-Conditioning Compressor (One-Year Warranty on All Parts and Labor and Five-Year Limited Warranty on Compressor Parts)
- Energy Efficient Air Conditioning with Minimum 14 SEER Ratings
- R-30 Fiberglass Insulation in Ceilings (Over Air-Conditioned Living Areas)
- Soil at Slab Foundation Pre-Treated for Termite Protection

#### CONSTRUCTION STANDARDS

- Steel Reinforced Concrete Block Construction on All Homes
- Upgraded Interior and Exterior Paint
- Rough Sawed Fascia with Two Paint Coats
- Skip Trowel Stucco Finish on Exterior Walls, Soffits, Covered Entries and Gable Ends
- Aluminum Single Hung Windows with Low E Insulated Double Pane Glass Engineered for Wind Load Standards
- Impact Resistant Windows on Front Elevations
- Cement Wallboard in Wet Areas of All Baths (Where Applicable)
- Direct Mount Steel Storm Panels on Side and Rear Openings (Where Applicable)

#### FUNCTIONAL LAUNDRY ROOMS

- Washer and Gas Dryer
- Vinyl-Coated Ventilated Shelving

#### EXTERIOR DESIGN FEATURES

- Metal Roof and Tiles
- Selection of Coordinated Exterior Color Combinations
- Fully-Sodded and Landscaped Homesite with Automatic Sprinkler System
- Coach Lights on Garage
- 6" Seamless Gutters with Downspout (Per Plan)
- Brick Pavers on Driveways, Walkways and Covered Patio



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CONTACT



Home / News

# One Acres Lots For Sale in Tarpum Bay, Eleuthera Bahamas

Price: Start at \$500,000 USD (Financing Available) Blue Waters Estates Eleuthera is an Island in the Bahamas lying 50 miles east of Nassau with daily flights from Nassau. Eleuthera is approximately 110 miles long with eleven thousand residences. The Bahamas real estate attracts international investors as well as a place for those who want to build a second home





surrounded by the wonders of nature, water and tropical beauty. One Acres Lots at \$500,000 or more makes you eligibility for permanent residence The Bahamas does not have personal income tax, capital gain tax and no

corporate income tax. This property has access to electricity. We will stay with you until you finish building your second home along with any process assistance. And there daily flights and fast ferry from Nassau to Eleuthera Bahamas

## About This Property

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**Category:** Lots/Land

**Address:** Tarpum Bay Eleuthera Bahamas

**For Sale By:** Owner

**Construction Year:** n/a

**Area:** n/a

**Bedrooms:** n/a

**Bathrooms:** n/a

**Sleeps:** n/a

**Stories:** n/a

**Parking Spaces:** n/a

## Features – Amenities

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- Bahamas Real Estate For, Sale By Owners One Acre Lots For Sale
- In Eleuthera The Bahamas Usd Financing Is Available

## Contact – More Information

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[Click Here For Contact Us](#)

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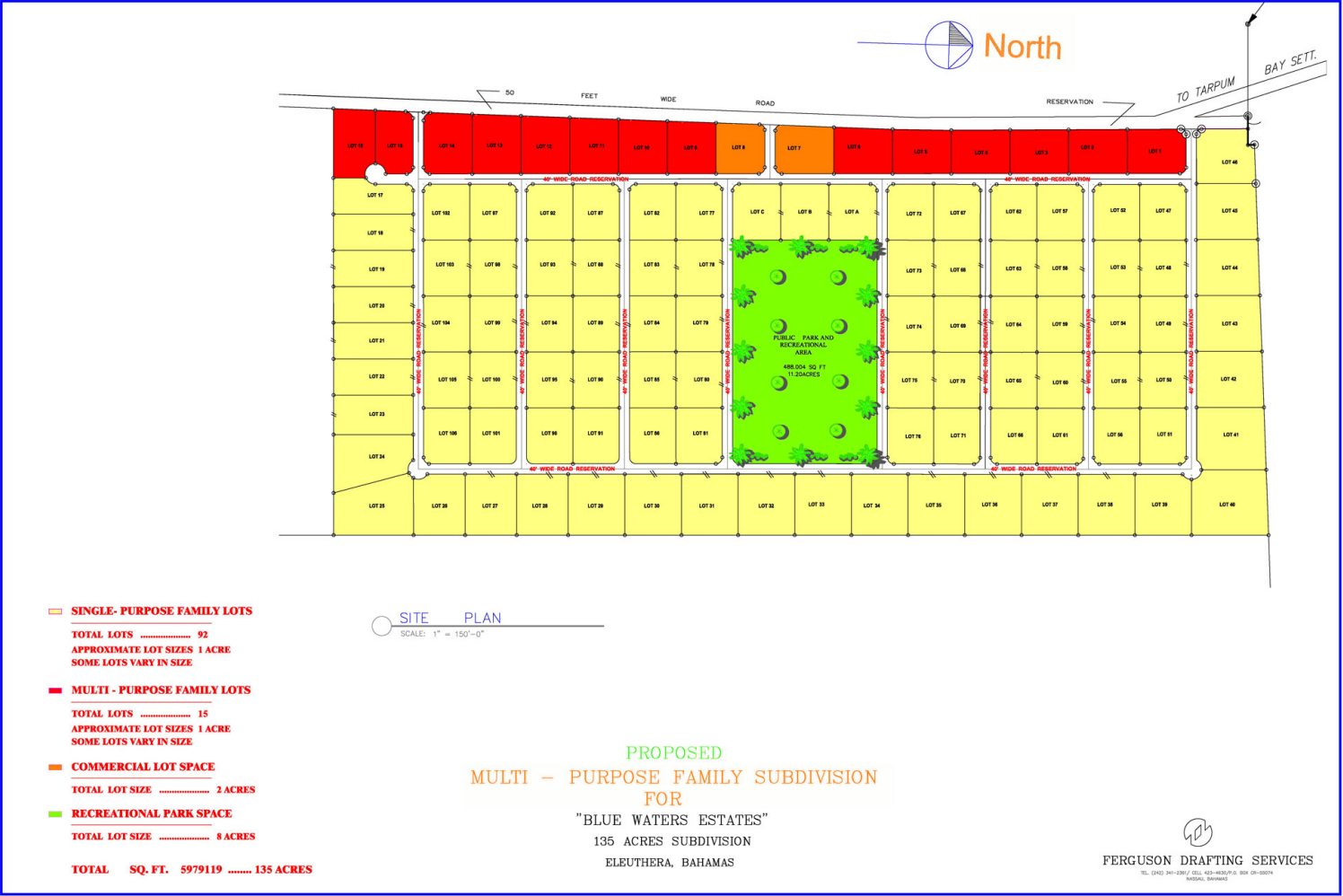


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Commercial Boutique Shops Coming Soon!







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# ABOUT BAHAMAS

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## Bahamas Government Information

International Offshore Tax Haven:  
No income tax, no inheritance tax, nor capital gains tax

Language Spoken:







English

**Government:**

A constitutional stable democracy for over 275 years with legal traditions closely following the United Kingdom. The Bahamas has been an independent country since 1973 and is a member of the British Commonwealth of Nations.



**Land:**

Over 700 islands comprise The Bahamas with 35 being populated

**Currency:**

The Bahamian Dollar is equivalent to the US Dollar

**Investment Real Estate:**

Rated one of the Top 20 places to purchase property (09/01/10)  
Offers stable government, minimal taxation, and high rental yields.  
Steady comparables and a stable market provide steady growth.



**Immigration Incentives:**

Immigration incentives for investments of \$500,000 or more  
Those who wish to settle in The Bahamas by investing in property, retiring here or opening a business usually apply for this status. Accelerated consideration for Permanent Residency can be obtained with a minimum property investment of \$500,000. Applicants must be of good character, show evidence of financial support, and say in writing that they wish to live permanently in The Bahamas. Wives and dependent children (under age 18) usually resident in a household can be endorsed on the certificate when the original application is made or later, subject to conditions which may be made by the Immigration Board.





## Destination Profile – Eleuthera Island, Bahamas

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Eleuthera is the fourth most populated island of The Bahamas, with approximately 11,000 residents. Most who live here either fish for bounty or farm the rolling acres of pineapple plantations. Eleuthera is an island of casual sophistication, housing isolated communities, well-developed resorts, rocky bluffs, low-lying wetlands and massive coral reefs that create magnificent backdrops.

### Location:

225 miles from Miami, FL and one hour by jet. 73 miles from Nassau Close proximity to USA

### Island Description:

Unspoiled tropical paradise

### Size:

200 square miles and is larger than Manhattan or Bermuda

## Getting There

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### Air Travel To Eleuthera From U.S.:

You can fly directly to Eleuthera from Nassau, Fort Lauderdale, Miami, and Atlanta. Nassau to Eleuthera is the shortest flight (20 minutes) and has the most flights per day. If you can get to Nassau in time, that short leg may be ideal for you. The fares are often advantageous. Southern Air, Pineapple Air, and Bahamas Air fly from Nassau to Eleuthera multiple times a day, including flights to Governors Harbour at 8 a.m., 12 noon, 3:30, and 4 p.m. IMPORTANT: You won't find

flights between Nassau and Eleuthera in flight searches like Expedia. Make sure to get to Nassau no later than 2:30 p.m., and you'll be in time to catch the last flight out. Get through customs in Nassau quickly: There is a separate line if you are going on to Eleuthera. There is never anyone in that line. To use it, follow the signs for "Family Island Intransit" and "Family Island Connections". On your return flight, allow 2 ½ hours between arriving in Nassau and your departing flight to the U.S. You will be clearing U.S. customs in Nassau, rather than upon arrival in the U.S. Flights between Nassau and Governors Harbour cost about USD75 each way.

### **From Ft. Lauderdale Airport**

(FLL, 45 minutes from Miami): Silver Airways (a United sub-contractor) has non-stop flights to North Eleuthera (ELH) every day. Silver Airways also operate flights from FLL to Governors Harbour (GHB) on Monday, Thursday, and Saturday.

### **From Fort Lauderdale Executive (FXE):**

Aztec Airways flies direct to Governors Harbour (GHB) and North Eleuthera (ELH) three times weekly. It's a smaller airline with personal service not available with larger carriers. The first bag up to 35 pounds flies for free. All of the parking is complimentary. Aztec is pet friendly.

### **From Miami to North Eleuthera (ELH)**

is easy: American Airlines offers non-stop jet service to North Eleuthera (ELH), five days a week. It's often less expensive than United, so it's a good option. But bear in mind that you'll have to pay at least \$100 for a one hour cab drive from North Eleuthera airport to Governor's Harbour in the center of Eleuthera. AA offers no direct flights yet from Miami (MIA) to Governor's Harbour (GHB).

### **Special Google Tool for Cheap Flights:**

Offering cheapest flights from a U.S. destination to FLL or MIA. Google Flight Search. Enter your departure airport into the FROM field and FLL into the TO field.

From Major U.S. Destinations Non-Stop to Nassau Cheapest Solutions: Another way to find cheap flights to Nassau from the U.S., is to go to my page that compares the two low-cost carriers Spirit Airlines and JetBlue Airways.

Canada Non-Stop to Nassau: WestJet is operating direct flights into Nassau from Calgary, Hamilton, Toronto and Halifax. From Nassau fly to Eleuthera using Southern Air, Pineapple Air, or Bahamas Air. They all fly multiple times a day, including flights to Governors Harbour at 8 a.m., 12 noon, 3:30, and 4 p.m.

Air Travel To Eleuthera From Europe: If you're coming from Europe, the best way is air travel to Eleuthera by Air France 747's from Paris to Miami or fly from London non-stop by British Airways into Nassau. From there it's a 20 minutes flight to Central Eleuthera.

Air Travel To Eleuthera From China or Asia: Flights from Air China and Asia via New York, Miami and Nassau.

### **Three International Airports On Eleuthera:**

All three are international ones and runways are in good conditions. 6'000 to 7'000 feet long.

Book your flight to North-Eleuthera (ELH) if your final destination is either Harbour Island – which is off the northern coast of Eleuthera – or if you're going to Gregory Town in North-Central Eleuthera. North Eleuthera airport is only a 5 minutes ride by water taxi from Eleuthera to get across.

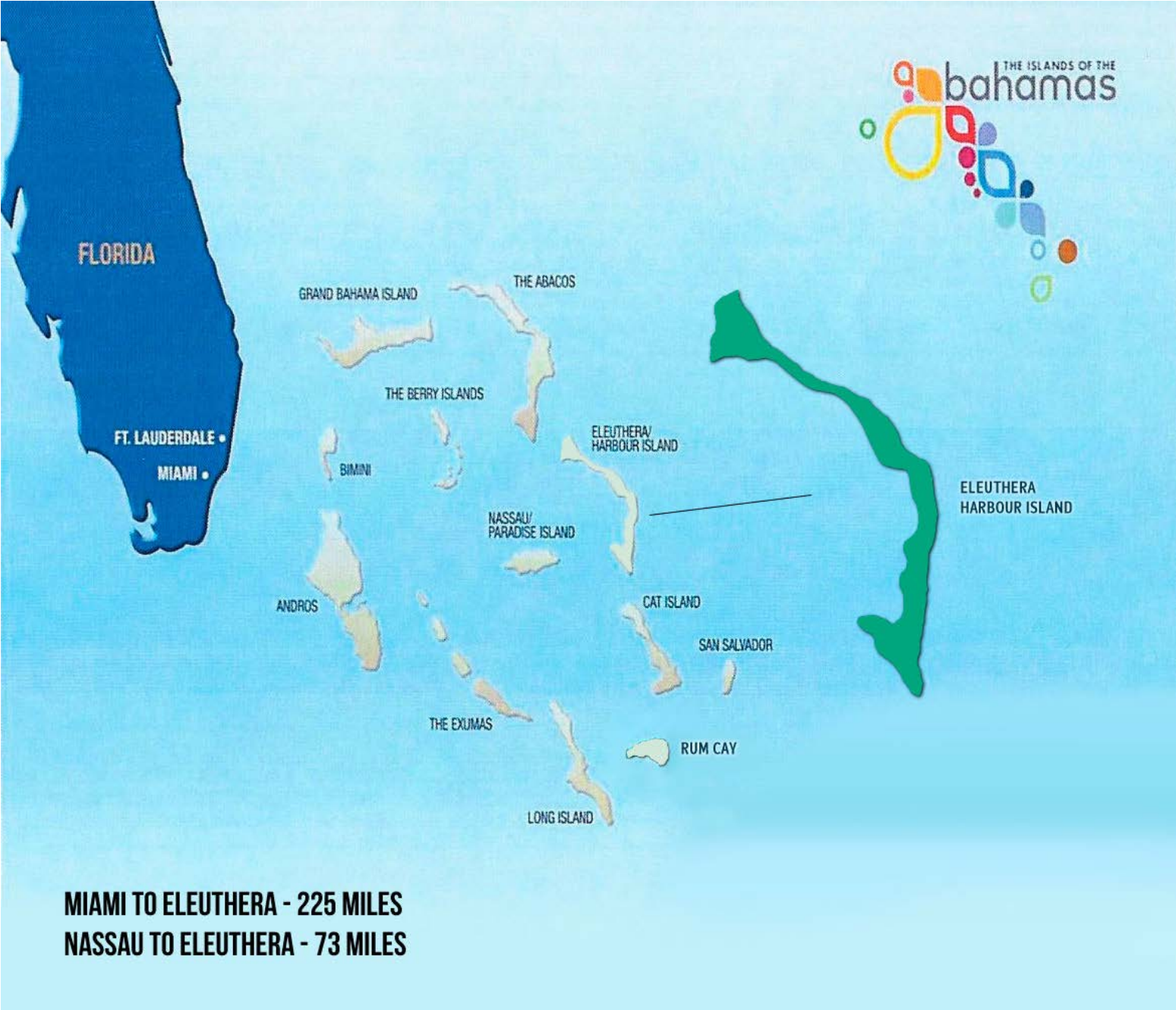
Governor's Harbour airport is less than 15 minutes from the Governor's Hour settlement. If you're going to Rainbow Bay, Palmetto Point, Double Bay or Ten Bay, fly to Governor's Harbour.

Rock Sound Airport In South Eleuthera: Rock Sound (RSD) is in excellent condition but less busy than Governor's or North Eleuthera. BahamasAir from Nassau which is a domestic flight, flies directly to Rock Sound.

## Miscellaneous

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Celebrity haven for second homes. Columbus visited in 1492. World class fishing and diving destination.



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**700 BAY STREET**  
Nassau, Bahamas



**888.448.9997**  
[sales@bluewatersestates.com](mailto:sales@bluewatersestates.com)



**MON - SAT**  
8:00 AM - 6:00 PM



# Contact Form

Names \*

Address \*

Phone \*

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# BLUE WATERS ESTATES CLUBHOUSE

[Home](#) / [Blue Waters Estates Clubhouse](#)

## Blue Waters Estates Clubhouse Luxury Island Living at Its Best!

Blue Waters Estates' is offering a spectacular clubhouse and recreation center. The Blue Waters Estates residents will truly enjoy the clubhouse's beautiful amenities year-round. The state-of-the-art clubhouse will give the residents a contemporary, luxurious lifestyle in the heart of Eleuthera, Bahamas. We are excited to offer prospective homebuyers one more reason for calling Blue Waters Estates home.







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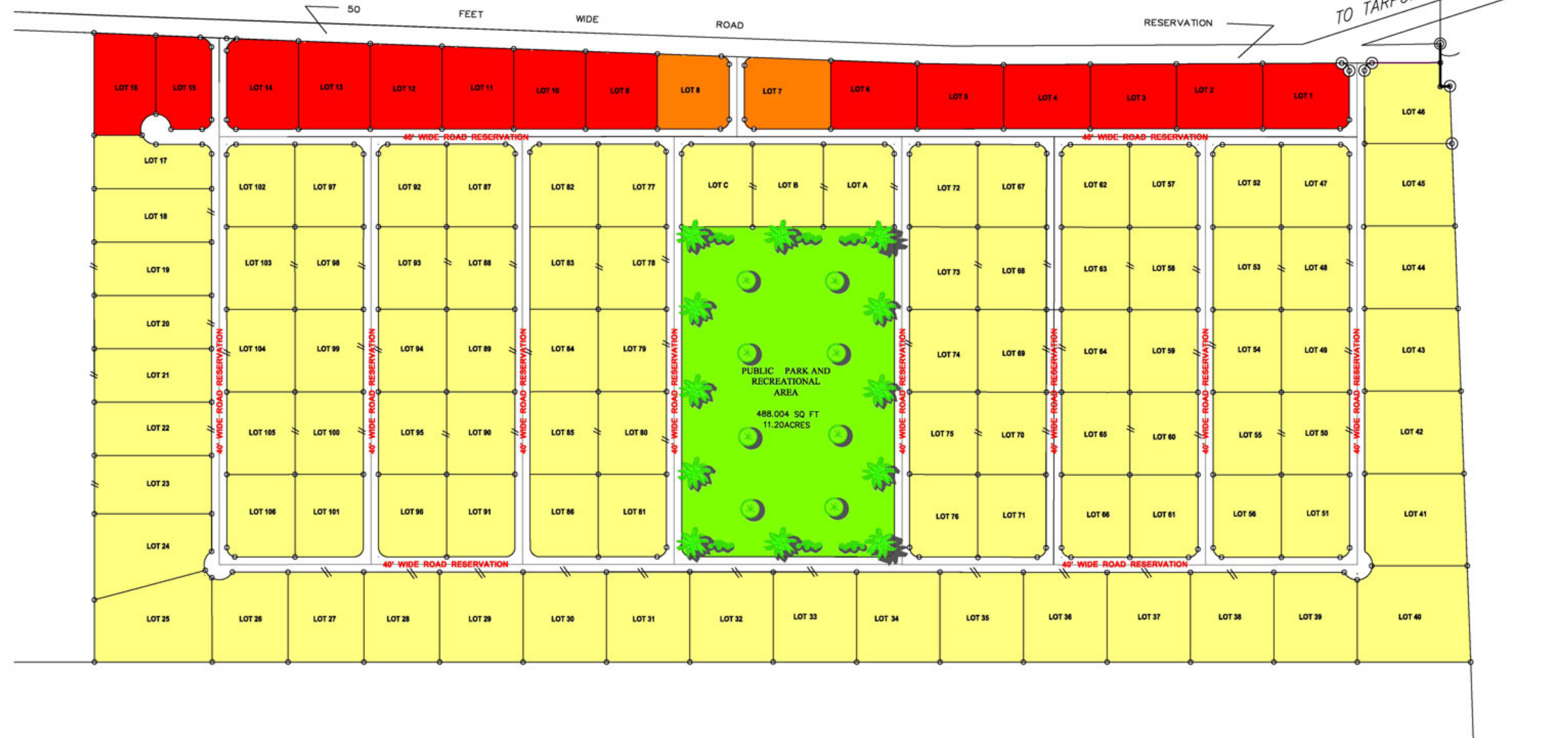
Names \*

Email \*

Comments







**SINGLE- PURPOSE FAMILY LOTS**

TOTAL LOTS ..... 92  
APPROXIMATE LOT SIZES 1 ACRE  
SOME LOTS VARY IN SIZE

**MULTI - PURPOSE FAMILY LOTS**

TOTAL LOTS ..... 15  
APPROXIMATE LOT SIZES 1 ACRE  
SOME LOTS VARY IN SIZE

**COMMERCIAL LOT SPACE**

TOTAL LOT SIZE ..... 2 ACRES

**RECREATIONAL PARK SPACE**

TOTAL LOT SIZE ..... 8 ACRES

**TOTAL SQ. FT. 5979119 ..... 135 ACRES**

**SITE PLAN**  
SCALE: 1" = 150'-0"

**PROPOSED**  
**MULTI - PURPOSE FAMILY SUBDIVISION**  
**FOR**  
**"BLUE WATERS ESTATES"**  
**135 ACRES SUBDIVISION**  
**ELEUTHERA, BAHAMAS**



**FERGUSON DRAFTING SERVICES**

TEL. (242) 341-2361 / CELL 423-4630 / P.O. BOX CR-55074  
NASSAU, BAHAMAS