

ISLANDS OF CAPITAL • APRIL 2, 2026 • THE MOORE, MIAMI

THE BAHAMAS

The World's Most Compelling Luxury Real Estate Opportunity

40 minutes from Miami • Zero income tax • 700 islands • \$12B+ in active development

12.5M

VISITORS IN 2024
All-time record

\$12B+

ACTIVE DEVELOPMENT
New projects underway

\$60M

TOP OF MARKET
New Providence homes & condos

#1

TAX JURISDICTION
Zero income, CGT & inheritance

WHY THE BAHAMAS. WHY NOW.

The Bahamas has always been desirable. What is different today is scale, momentum, and the calibre of capital committed to these islands. This is no longer an emerging market — it is an arrived one, with a supply gap that represents one of the most significant opportunities in luxury real estate anywhere in the world. A record 12.5 million visitors in 2024, over \$12 billion in new projects actively under development, and individual homes in New Providence now trading at up to \$60 million confirm what serious buyers are already acting on.



A BILLIONAIRE'S HAVEN — AND A TAX-FREE ONE

The Bahamas offers something no comparable destination can match: zero income tax, zero capital gains tax, and zero inheritance tax — within 40 minutes of Miami. For ultra-high-net-worth individuals and family offices, this is not a lifestyle consideration. It is a wealth strategy. The buyer profile has fundamentally shifted. The people acquiring here today are principals and private wealth clients who have already bought in Monaco, Aspen and the Hamptons — and who are choosing The Bahamas because it offers genuine exclusivity, genuine upside, and a tax environment without parallel in the hemisphere.

THE WORLD'S MOST COVETED BRANDS ARE HERE

The clearest signal of where a luxury market is heading is which brands choose to build in it. Rosewood, Bvlgari, Aman and Four Seasons are all actively developing real estate projects in The Bahamas right now. Baha Mar on Cable Beach — home to the Rosewood, SLS and Grand Hyatt across 2,000 rooms — has set a new hospitality benchmark for the Caribbean, with a new tower widely expected to carry the Waldorf Astoria flag. When these names commit capital to a jurisdiction, the buyers who follow are among the most sophisticated and liquid in the world.

ROSEWOOD

BVLGARI

AMAN


FOUR SEASONS

THE SUPPLY OPPORTUNITY

Demand is accelerating. Supply is not keeping pace. New Providence has finite land, a growing international buyer base, and a government actively partnering with the private sector. Projects are being absorbed faster than they can be built. The Out Islands — Abaco, Exuma, Harbour Island — represent an even earlier stage of the same story. The window to position in this market, at this moment in the cycle, will not remain open indefinitely.

An aerial photograph of a tropical beach. The top two-thirds of the image are filled with vibrant, clear turquoise water with visible ripples and small waves. In the lower right quadrant, a small white motorboat is floating on the water. The bottom third of the image shows a sandy beach with gentle waves washing onto the shore. The overall scene is bright and serene.

NASSAU

New Providence — Three Landmark Opportunities

RYAN KNOWLES • MAISON | FORBES GLOBAL PROPERTIES

Nassau and New Providence are producing a new generation of luxury residential product — at price points that still reflect genuine opportunity, in the most tax-advantaged jurisdiction in the hemisphere. The three developments below represent different buyer profiles and different entry points into the same compelling market.



THE PENTHOUSES AT GOLDWYNN

CABLE BEACH, NASSAU — PHASE 2

2 bed – 5 bed penthouses | 1,537–5,068 sq ft |
From ~\$1,100/sq ft

A resort-integrated residential tower on Nassau's premier beachfront strip — steps from Baha Mar's Rosewood, SLS and Grand Hyatt. Goldwynn offers branded amenities, a managed rental programme, and panoramic ocean views from every upper floor. Cable Beach is the address every luxury buyer asks about first, and Goldwynn sits at the centre of it.

Starting from \$2.7M+



AQUALINA

NASSAU — PANORAMIC OCEAN RESIDENCES, TWO PHASES

3 bed & 4 bed penthouses | 2,577–4,126 sq ft interior |
From ~\$1,296/sq ft

Every single residence has panoramic ocean views — by design, not by luck. Aqualina is for the buyer who wants the serious Nassau address: a pure residential building with exceptional finish quality and a capital growth trajectory that the PSF numbers already confirm. Phase 1 is complete and ready for immediate occupancy. Phase 1 four-bedroom penthouses are sold out. Pricing clears the Permanent Residency by investment threshold.

Starting from \$3.395M+



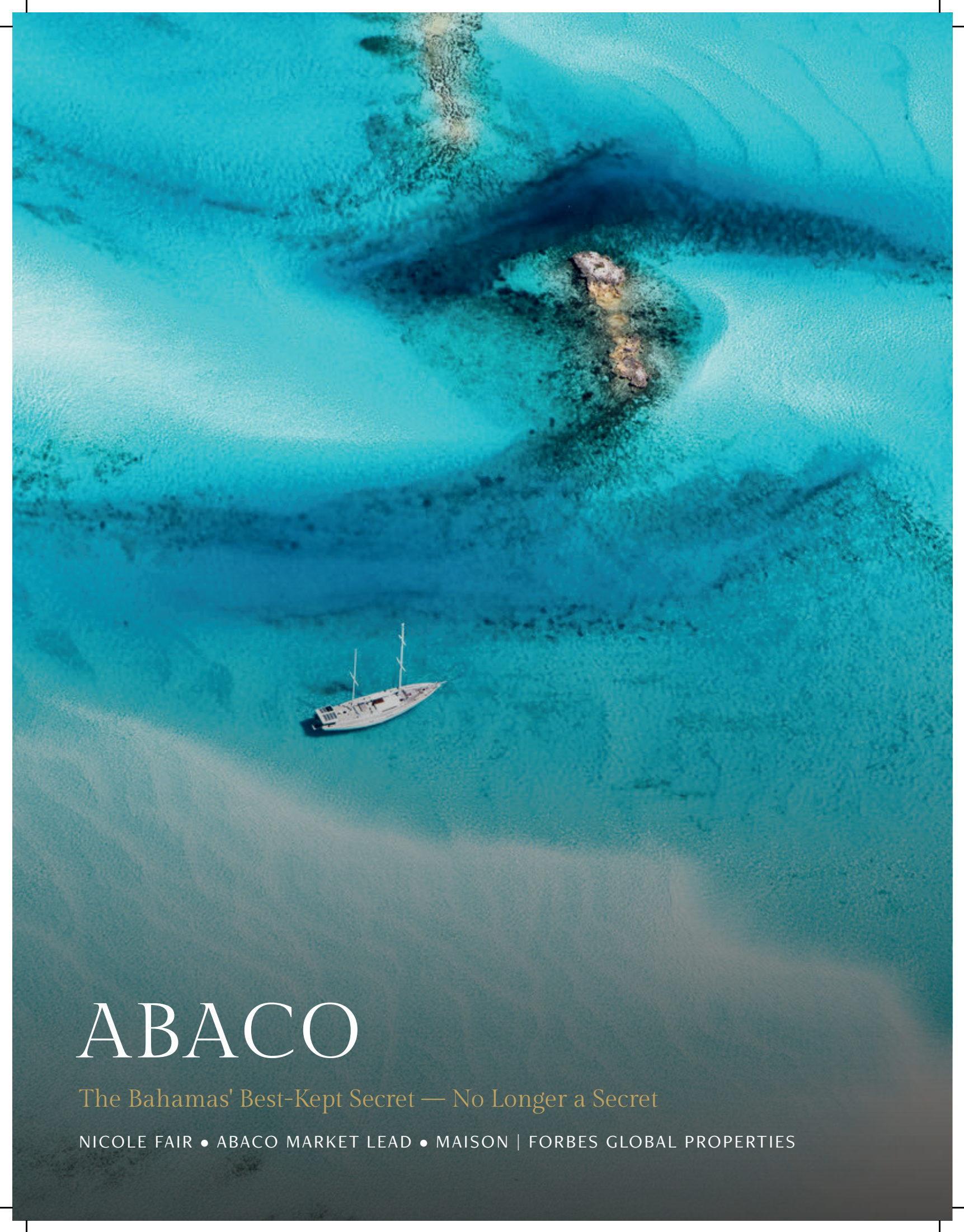
WINDSOR LAKES

NASSAU, NEW PROVIDENCE — GATED RESIDENTIAL COMMUNITY

Single family homes & townhomes | Gated community |
New Providence

The product Nassau's professional and expatriate community is actively seeking — and genuinely cannot find at this quality level. A gated community of single family homes and townhomes on New Providence, Windsor Lakes is the entry point into the Bahamian market for the relocating family, the investor seeking stable long-term rental returns, and the developer who understands that land on this island is finite.

Please enquire



ABACO

The Bahamas' Best-Kept Secret — No Longer a Secret

NICOLE FAIR • ABACO MARKET LEAD • MAISON | FORBES GLOBAL PROPERTIES

Abaco is where the most interesting buying in The Bahamas is happening right now — and most of the world hasn't had the conversation yet. Three islands. Three entirely different characters. One underlying truth: this is a market at the beginning of a generational transformation, and the opportunity to position ahead of it is still open.



TREASURE CAY

ABACO — BEACH COMMUNITY & LIFESTYLE RESIDENCES

Treasure Cay beach consistently ranks among the finest in the world — the colour of the water, the powder sand, the calm. A working marina, a close-knit community and a loyal owner base who return year after year give this place a warmth that buyers are completely unprepared for. Waterfront homes, villas and marina residences with strong short-term rental demand and a rising buyer profile. Americans pricing out of the Florida Keys are discovering Treasure Cay — and staying.



ELBOW CAY & HOPE TOWN

ABACO — CHARACTER, EXCLUSIVITY & BOUTIQUE REAL ESTATE

Hope Town is one of the most photographed villages in The Bahamas — the candy-striped lighthouse, the harbour, the colourful wooden cottages. It is only accessible by boat. There is no bridge. There never will be. Supply is permanently constrained, character is protected by geography, and the people who own here have specifically chosen somewhere that isn't easy to reach. Values hold because nothing can be built at scale and nothing is ever torn down. This is capital preservation in one of the most beautiful places on earth.



MONTAGE CAY

ABACO — PRIVATE ISLAND LIVING AT THE PINNACLE

A private island experience of extraordinary calibre — where every detail of the environment has been considered, from arrival to landscape to service. Montage Cay is for the ultra-high-net-worth buyer who has stayed in the finest private island resorts in the world and is ready to own rather than rent that experience. Dollar-denominated in a stable jurisdiction, with fractional and whole ownership structures available. This represents the very top of what is possible in The Bahamas right now — and the window to acquire at this stage of development is narrow.

Nicole Fair has spent years building relationships across the Abaco islands. Her knowledge of this market is unmatched — and she is available tonight.

MAISON | FORBES GLOBAL PROPERTIES

YOUR BRIDGE TO THE BAHAMAS

We are native to these islands, embedded in this market, and connected to every significant opportunity in it. Our role is simple: to be the bridge between serious buyers, investors and developers — and the most compelling real estate in The Bahamas.



RYAN KNOWLES

FOUNDER & CEO — MAISON | FORBES GLOBAL PROPERTIES

Ryan Knowles is a native Bahamian and the founder of MAISON, a Forbes Global Properties affiliate representing luxury real estate across Nassau, New Providence and the wider Bahamas market. With deep roots in the islands and fifteen years of relationships in Miami's brokerage and investment community, Ryan brings a perspective on the Bahamian market that is both personal and professional. His mandate is to connect the world's most discerning buyers and investors to the most compelling opportunities in a jurisdiction he knows as home.

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NICOLE FAIR

ABACO MARKET LEAD — MAISON | FORBES GLOBAL PROPERTIES

Nicole Fair is MAISON's Abaco Market Lead, with years of on-the-ground experience across Treasure Cay, Elbow Cay, Hope Town and beyond. Nicole has built relationships across the Abaco communities that give MAISON unparalleled access to inventory, developers and buyers in the Out Islands. Her knowledge of Abaco — its people, its property and its trajectory — is the deepest in the market.

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JEREMY PRATT

SVP NEW DEVELOPMENT — MAISON | FORBES GLOBAL PROPERTIES

Jeremy Pratt is MAISON's SVP of New Development, with deep expertise across Nassau's most significant luxury residential projects. Jeremy's knowledge of the new development pipeline — from product structure and pricing to developer relationships and market timing — gives MAISON's clients unrivalled access to the right opportunities at the right moment. He is the person in the room who knows the numbers.

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