

BY SUNSHINE FLINT

BAHAMAS BOUND

Longing to move to an island in the Caribbean? We don't blame you one bit. With the Bahamas just a short hop from the mainland U.S., reaching your home among the pink beaches and cerulean seas couldn't be easier. Here are three developments that might just hold your key to paradise.

KAMALAME CAY, ANDROS

Paths of white sand edged with natural stone connect chic Bahamian villas to the Great House at this secluded 34-room resort, which sits on the northeast coast of Andros, the Bahamas' largest and least inhabited island. Separated from the main island by an inlet, Kamalame easily feels like its own destination, and the mangrove flats, blue holes and abundant bird and marine life — the world's third-largest coral reef is just offshore — make it a draw for fishermen, birders and anyone who wants to experience a pristine tropical ecology.

The resort owners have established their own conservancy program, which includes catching non-indigenous lionfish for guests' dinner plates, as well as serving well water filtered by reverse osmosis instead of plastic water bottles. Plus, guests drive

**KNOW
BEFORE
YOU BUY**

Average high temps:
Low 70s to high 80s

Flight times: Under an hour from Miami, two hours from Atlanta, three hours from New York **Take note:** Real estate transactions are subject to a stamp tax, evenly split between buyer and seller. Foreigners purchasing property worth \$500,000 and up can apply for permanent residency status.

solar-powered golf buggies to the freshwater pool or the overwater spa, the only one in the Bahamas.

An eventual 90 homes will be constructed on Kamalame Cay, with around 30 already sold or built. Buyers can purchase villa or estate lots that range in price from \$350,000 to \$1.75 million and custom build their own home, as long as the structure hews to the building code that requires they follow traditional Caribbean architectural styles. Alternatively, turnkey homes are available, with everything furnished down



Pink Sands Resort, Harbour Island



BEAVER AND ERIN SHRIVER,
*property owners
on Kamalame Cay*

Hometown:
Sarasota, Florida
Occupations:
Owner of a marketing
company; textile
designer and artist

OUR THREE CENTS

1. Kamalame Cay is easy to get to. It's very secluded and private — you can walk around and not see anyone. But they also have fun events every month, and you meet people from all over the world.

2. We've been coming down here for 20 years. We decided to buy a lot 10 years ago when owner Brian Hew first put them up for sale. We finally built the house, and it's the newest one on the Cay. Our goal is to move there full time when our 11-year-old daughter is out of school.

3. We have 150 feet of beachfront and are 20 paces from the water. Around back, we can stand on our deck, watch the tide fill up the sound, and know the exact time to catch bonefish.

The Albany, New Providence



Kamalame Cay, Andros



to the textiles and cutlery. The resort offers three building styles: West Indies Thatch, Island Colonial and Coastal Cottage, plus interior design services and management. Completed houses range in size from a one-bedroom bungalow to a 10-bedroom estate, and they'll run you \$750,000 to \$4 million. Bonus: Houses can enter the rental pool when owners are away.

Phase three was released earlier this year and has almost sold out. Phase four will be released next year, and it will include a beach club, restaurant, pool and beach bungalows. *kamalame.com*

TRY BEFORE YOU BUY: From \$250 per night, with an all-inclusive rate of \$640 per night that includes all meals, snacks, house wines and premium alcohol, as well as full access to the island's facilities.

THE ALBANY, NEW PROVIDENCE

Caribbean real estate isn't always a sound investment (Baha Mar, anyone?), but The Albany, which broke ground in 2010 and is backed by famed golfers Ernie Els and Tiger Woods, is a pretty safe bet.

Set on 600 oceanfront acres near the Bahamian capital of Nassau, the development features the handiwork of starchitects such as Bjarke Ingels, Morris Adjmi and Robert A.M. Stern, while Andrés Duany, the New Urbanist pioneer and designer of planned community Seaside, Florida, drew up the master plan.

That plan includes a classic pink mansion that appeared in two James Bond films, including 2006's *Casino Royale*, and which now houses the resort's signature restaurant and lounge. The Albany is also home to a championship golf course designed by Els, a 71-slip megayacht marina, an equestrian center, a state-of-the-art fitness facility, separate family and adult pools, and multiple restaurants.

The newest building to rise is Ingels' striking, hexagonal-patterned Honeycomb with 34 apartments, each offering a private plunge pool and a terrace. It's one of five sold-out condo buildings around the marina, with a sixth expected to be announced before the end of this year. In addition to the marina units, beachfront, ocean-view and club villas are for sale. There are also equestrian homes on one- to two-acre lots, and lots available for custom homes on the beachfront and golf course.

Condos and villas range in size from 1,300 to 19,000 square feet, and resale prices start at \$5 million. Beachfront lots start at \$10 million. When completed,

BAHAMAS BUYS



6 bedrooms, 6-plus baths, fronting a private beach on Paradise Island. Price on request. *Monty Roberts, Damianos Sotheby's, 242-424-4944*



4 bedrooms, 4½ baths in Ocean Club Estates on Paradise Island, \$4.495M. *Craig Pinder, Damianos Sotheby's, 242-457-2282*



New 5-bedroom, 5½-bath home at Lyford Cay on New Providence Island, \$5.65M. *Nick Damianos, Damianos Sotheby's, 242-376-1841*



"Cuckoo's Nest" with 6 bedrooms, 6½ baths and canal views in Lyford Cay, \$6.5M. *George Damianos, Damianos Sotheby's, 242-424-9699*

The Albany will have a total of 350 homes. *albanybahamas.com*

TRY BEFORE YOU BUY: From \$8,000 per night for a villa, including full access to amenities, a four-person golf cart, 24-hour concierge and daily housekeeping services.



PINK SANDS RESORT, HARBOUR ISLAND

By far the Old Boy of Bahamian resorts, Pink Sands originally opened in 1951 as a tropical hideaway for the elite, where guests could book a room only if they were invited. Harbour Island's British-colonial clapboard houses and moniker "Nantucket of the Caribbean" merely added to the snob appeal.

Today, the resort, which suffered extensive damage from Hurricane Andrew and was entirely rebuilt, is far more egalitarian. Its 25 guest cottages, open to all, have private patios with views of the pink beach, whose rosy color comes from the shells of microscopic marine creatures called foraminifera.

On the residential side, Pink Sands is constructing 10 new homes on the stone foundations of the original 1950s cottages; the three- and four-bedroom cottages and villas — three on oceanfront lots and seven on garden lots — will range from 1,500 to 2,800 square feet, and each will have a private pool.

Designs for the development and the renovations are led by interior designer David Flint Wood, who lives on Harbour Island with his children and partner, designer and British aristocrat India Hicks, whose new Harbour Island-inspired lifestyle brand launched recently. The designs are classic British-colonial style: plantation shutters, dark plank floors and high-ceiling rooms, the better to catch the ocean breezes. Owners can keep the properties entirely private or put them back into the resort's rental pool when not in residence. Due to be completed in early 2016, homes start at \$1 million.

In addition to the private residences, eight new guest cottages are being built, an oceanfront pool is being added, and the public areas and Blue Bar will be completely remodeled in a three-phase renovation that will be finished in 2017. *pinksandsresort.com*

TRY BEFORE YOU BUY: From \$1,499 per night during the high season.