



## Excellent Plot of land for sale in Cat Island Bahamas



### Agent Info

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### Listing details

Property for: Sale  
 Price: USD 18,628,746.58

### Location

Country: Bahamas  
 State/Region/Province: Cat Island  
 Address: Cat Island  
 Posted: Mar 22, 2024

Description:  
 Excellent Plot of land for sale in Cat Island Bahamas

Esales Property ID: es5554078

Cat Island

Bahamas

Unveiling a Private Paradise: 139 Acres of Pristine Land Awaits on Cat Island, Bahamas

**\*Reduced Price\* Open to offers**

Nestled in the heart of the Bahamas archipelago lies Cat Island, a haven renowned for its untouched beauty, laid-back charm, and, of course, its historical abundance of felines. Here, amidst the island's captivating tapestry of pink-sand beaches, turquoise waters, and lush greenery, awaits a rare opportunity to own a piece of paradise – 139 acres of pristine land ripe for development or a secluded island retreat.



## A Legacy Steeped in History

This exceptional property boasts a rich lineage, having been granted to the Rolle family by the British Crown in the 1700s. For over 30 years, the Rolle family has held the title to this extraordinary land, offering a sense of heritage and permanence rarely encountered in today's real estate market.

## Untouched Potential Awaits

Encompassing a sprawling 139 acres, this blank canvas is ready for your vision to take shape. Imagine crafting a luxurious private estate, a boutique eco-resort nestled amidst nature's embrace, or a haven for sustainable living. The possibilities are boundless, limited only by your imagination.

## Expansion Potential: An Additional 80 Acres Await

Adding to the allure of this property is the potential for further expansion. An additional 80 acres, currently unsurveyed but slated for future inclusion, can be incorporated into your vision, creating a truly expansive island domain.

## Accessibility Made Easy: A Direct Path to Your Dreamscape

Understanding the importance of seamless access, the current owners have taken a proactive approach. Not only does the property border an existing government road, but they have also thoughtfully extended the road, ensuring convenient access to your future development or personal oasis.

## Unencumbered by Environmental Concerns: Embracing Sustainability

Peace of mind is paramount when embarking on a project of this scale. Rest assured, a thorough environmental assessment has been conducted, and the property is free from any environmental concerns. This allows you to focus your efforts on creating a development that respects and integrates seamlessly with the island's natural beauty.

## Beyond the Numbers: Envisioning Your Cat Island Legacy

While the impressive acreage and historical significance are undeniable, the true value of this property lies in the unparalleled opportunity it presents. Imagine waking up to the gentle rhythm of the ocean waves, stepping out to pristine beaches, and breathing in the fresh island air. This is more than just land; it's a chance to create a legacy, a sanctuary, or a thriving enterprise that contributes to the vibrant tapestry of Cat Island.

## Crafting Your Cat Island Story: Experts Await

For those seeking a truly unique investment opportunity, this 139-acre parcel on Cat Island presents an unparalleled proposition. To unlock the full potential of this remarkable property, consider consulting with experts in Bahamian real estate development, sustainable architecture, and hospitality management. Their combined expertise can guide you through the entire process, from initial planning to the successful



realization of your vision.

## Beyond the Property: Exploring the Allure of Cat Island

Owning a piece of Cat Island goes beyond the land itself. This captivating island boasts a rich history dating back to the Lucayan people. Immerse yourself in the local culture, explore historical sites like the Arlen House or the Mount Alvernia Hermitage, and witness the vibrant Junkanoo festivals, a dazzling display of music, dance, and colorful costumes.

For nature enthusiasts, Cat Island offers a playground. Hike through lush national parks, explore secluded coves, or delve into the underwater world teeming with vibrant coral reefs. Cat Island is also a haven for birdwatchers, with the Bahama Woodstar, the national bird of the Bahamas, gracing the island with its presence.

## A Once-in-a-Lifetime Opportunity: Seize Your Island Dream

This exceptional parcel of oceanfront land on Cat Island, Bahamas represents a rare opportunity for discerning investors and developers seeking a high-value destination asset in one of the Caribbean's most pristine, under-developed markets. Positioned within close proximity to the visionary Olympus Resort development, a master-planned, eco-luxury project spanning hundreds of acres of prime coastal terrain and envisioned to include world-class amenities such as fine dining, wellness facilities, rooftop farming, championship golf, immersive cultural experiences, and panoramic ocean views, this site stands to benefit enormously from the rising profile and infrastructure growth in the region.

Cat Island is increasingly recognized for its untouched beaches, crystal-clear turquoise waters, and authentic Bahamian charm, attracting a growing segment of luxury travelers and high-net-worth visitors who value privacy and exclusivity over crowded resort environments. As the Olympus Resort and associated developments progress through phased implementation — including premium lodging, recreational components, and sustainability-forward design — the surrounding land is strategically positioned to capture significant upside from both tourism demand and long-term land value appreciation.

Whether developed as boutique villas, exclusive resort components, or premium residential estates, this investment offers not only a foothold in a burgeoning luxury destination but also the potential to align with global hospitality trends and high-yield tourism metrics, supported by the Bahamas' strong tourism growth and favorable investment climate

## About the Area

Cat Island is quiet and unassuming, but it has treasures to offer. Anchored by Mt. Alvernia, The Bahamas' highest point, its untouched landscape is perfect for diving, kiteboarding, and meandering along miles of rolling hills, nature trails, and an eight-mile pink sand beach.

Cat Island, a jewel in the center of the Bahamas, is a haven for feline enthusiasts and beach lovers alike. This island, aptly named for its historical abundance of feral cats, boasts pristine pink-sand beaches, crystal-clear waters, and a laid-back island charm.



Unlike the more developed areas of the Bahamas, Cat Island offers a glimpse into a simpler way of life. The island is home to roughly 1,500 residents, and the pace of life here is refreshingly slow. If you're seeking a tranquil escape from the hustle and bustle of everyday life, Cat Island is the perfect destination.

Here are some of the things you can expect to find on Cat Island:

- \* **Untouched natural beauty:** Cat Island is a paradise for nature lovers. Explore secluded beaches, hike through lush national parks, or go diving in the island's coral reefs teeming with marine life.
- \* **Abundant wildlife:** In addition to its feline residents, Cat Island is home to a variety of bird species, including the Bahama Woodstar, the national bird of the Bahamas. Keep your eyes peeled for iguanas, dolphins, and even whales during your visit.
- \* **Historical sites:** Cat Island has a rich history dating back to the Lucayan people. Explore historical sites like the Arlen House, a plantation home dating back to the 18th century, or the Mount Alvernia Hermitage, a monastery perched atop the island's highest point.
- \* **Cultural experiences:** Immerse yourself in the Bahamian way of life. Visit local artisans who create beautiful straw crafts, sample traditional Bahamian cuisine, or participate in a vibrant Junkanoo festival.

While Cat Island isn't overrun with cats like it once was, there are still plenty of friendly felines roaming the island. Several resorts and cat sanctuaries offer opportunities to interact with these furry residents. However, it's important to be respectful of the cats and avoid disturbing them.

If you're looking for a unique and unforgettable vacation experience, Cat Island is definitely worth considering. With its stunning natural beauty, laid-back atmosphere, and abundance of charm, this island paradise is sure to leave you feeling relaxed and rejuvenated.

## Natural Landmarks

A spectacular natural wonder of Cat Island called Boiling Point is located where Armbrister Creek meets a lake. The movement of the tides causes the creek water to sputter and bubble into the lake, hence the name. Visit to see rays, baby sharks and perhaps according to legend an elusive sea monster. A cave known as Columbus Point features a conch shell monument at the spot where locals claim the famous captain first landed (a claim also made by neighboring San Salvador). Some of the most famous beaches on Cat Island include the 5-mile-long, white-sand Old Bight Beach, and Fountain Bay Beach, which has a natural fountain and shallow lagoon..

## Getting There

There are no bridges, no cruise ships and no formations of jumbo jets carrying nonstop streams of tourists to the Out Islands. If there were, the islands couldn't offer the same vacation opportunities to those fortunate few seeking a special, natural experience. In the Out Islands, you'll always find a stretch of beautiful beaches to call your own, you won't ever have to compete for the best fishing or snorkeling spots, and you'll never feel like your hideaway is being overrun. Small-scale, no-rush, no-stress tourism keeps the character of the Out Islands intact and helps preserve the pristine natural environment and clean



Bahamas air.

Direct flights to Nassau are available from most major airports. Many visitors arrive by commercial airlines through one of the Florida gateways (Fort Lauderdale, West Palm Beach and Miami) to Nassau Bahamas. Once you reach Nassau you will take either a Bahamas Air or Sky Bahamas flight to Cat Island.

### Main Features

- \* 562514 m2 of land for development (139 acres)
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in The Bahamas fast online.

### Common

Finished sq. ft.: 562514 sq m  
Lot Size: 562514 sq m

### Lease terms

Date Available:

### Additional information

Virtual tour URL: [https://www.youtube.com/embed/9Fyo8-95-h8?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/9Fyo8-95-h8?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

### Contact information

IMLIX ID: IX5.572.055

