



# AQUALINA

— CABLE BEACH —

A COLLECTION OF EXCLUSIVE  
BEACHFRONT RESIDENCES

[www.aqualinabahamas.com](http://www.aqualinabahamas.com)





## A LIMITED COLLECTION OF EXTRAORDINARY RESIDENCES

CONVENIENTLY LOCATED IN THE HEART  
OF NASSAU, THE BAHAMAS

A REAL ESTATE & LIFESTYLE OPPORTUNITY  
WITHOUT COMPARE

Set on a magnificent private beach adjacent to the \$3.5B Baha Mar Resort in Nassau, The Bahamas, Aqualina features striking architecture, world-class amenities, and breathtaking views. This is a real estate investment and lifestyle opportunity without compare.



# WELCOME HOME

## A NEW BEGINNING

Aqualina is redefining the paradigm of ultra-luxe living in The Bahamas. Soaring eleven stories above a spectacular private beach, with just 27 large and exclusive 3 and 4 bedroom residences, each ocean view property features private elevator access, breathtaking views and is meticulously appointed with matchless finishes. Thoughtful details include floor to ceiling glass, covered parking, privacy, and security that exists nowhere else on the island.

When you find a home that feels right, you just know it. When you enter a residence at Aqualina, you instantly appreciate the superb architectural thought and creativity. A luxury property must contain more than just efficient floor plans and innovative design, it must have a soul, provide a lifestyle and a level of service that is unrivalled.





## A NEW ERA OF LIVING

### ENTICING AMENITIES



Home owners at Aqualina experience a feeling of Zen: a state of togetherness of body and mind. This feeling can be achieved by tapping into your lifestyle and the activities that bring you the ultimate joy. Aqualina features a stunning infinity pool for the avid swimmer, a state of the art tennis court, full time concierge and a full service fitness center for the activity-driven. Owners also have the opportunity to join Aqualina's Boat Club - all the enjoyment of owning a boat with none of the responsibility.

Aqualina has something to offer every resident. If you're looking for entertainment or a change of scenery, let our concierge arrange that for you. The knowledgeable staff will work to meet your needs and expectations. Your only job is to relax and take in what The Bahamas has to offer.

# THE AQUALINA BOAT CLUB

## CRUISING BEAUTIFUL AZURE WATERS

In addition to the vast array of first-class amenities everyone will enjoy at Aqualina, homeowners have the option to participate in a first of it's kind Boat Club.

As a Member of The Boat Club you can liaise with the concierge to reserve one of the boats from the fleet. When you arrive, we will have your boat clean, fueled and stocked with ice in the cooler. The Captain can also arrange for provisions.

To match the quality and ground-breaking design of Aqualina, The Boat Club features the award winning 43' Midnight Express ® Powerboat. Midnight Express® is known to build the best quality, highest performance powerboats utilizing cutting-edge technology combined with sleek design standards.

Get all the benefits of boat ownership, without the headaches and high expense.





<b>MIAMI</b>	—————>	NAS (30 MINS)
<b>TORONTO</b>	—————>	NAS (3 HOURS)
<b>NEW YORK</b>	—————>	NAS (2 HOURS)
<b>LONDON</b>	—————>	NAS (8 HOURS)
<b>FRANKFURT</b>	—————>	NAS (10 HOURS)

# DISTANCE FROM

## AQUALINA

CABLE BEACH



Baha Mar Resort and Casino - **1,000 ft.**



Jack Nicklaus Championship Golf Course - **1,500 ft.**



World-class shopping and fine dining - **1,000 ft.**



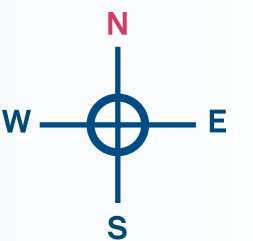
Downtown Nassau - **10 Mins**



Modern Medical Facilities - **10 Mins**



Nassau International Airport - **10 Mins**





LOCATION, LOCATION, LOCATION...

BAHA  
MAR  
THE BAHAMIAN RIVIERA



ONE  
CABLE ~ BEACH



# A LIMITED OPPORTUNITY

## A LUCRATIVE INVESTMENT

Unit owners have the unique advantage to participate in the rental program thereby generating robust rental income during periods when the unit would otherwise be unoccupied. Both short and long term rentals are permitted. An aggressive marketing strategy combined with a professional management team are in place to ensure attractive returns.

The program is designed to allow maximum flexibility with no blackout periods or other restrictions on owner occupation. Ask us about how you can benefit from the Aqualina Rental Program.



# A GREEN INITIATIVE

## NURTURING OUR ENVIRONMENT

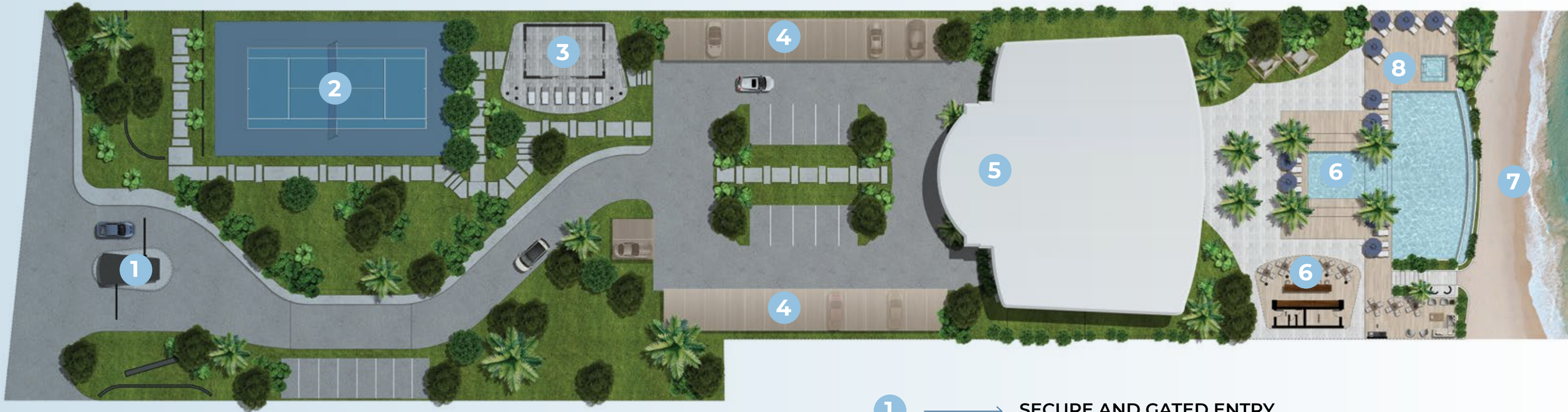
The design team has gone the extra mile to protect and restore the building's natural surroundings. The lushly landscaped grounds feature beautiful, open green spaces with herb gardens and fruit trees. For those with electric vehicles, the covered car ports also feature charging stations. Residents can feel proud that the project uses recycled regionally sourced materials and all LED lighting.

In addition to an eco-friendly home, residents at Aqualina can also breathe easy knowing that the building has superior indoor air quality, ventilation systems and the most emission friendly construction products.

This forward-thinking project is a first of its kind in The Bahamas being ozone friendly and reducing its impact on climate change.



# SITE PLAN



- 1 ———> SECURE AND GATED ENTRY
- 2 ———> TENNIS COURT
- 3 ———> FITNESS CENTER AND YOGA
- 4 ———> PRIVATE COVERED PARKING WITH ELECTRIC CHARGING STATIONS
- 5 ———> LOBBY AND RESIDENT LOUNGE
- 6 ———> INFINITY POOL / CABANA + BAR
- 7 ———> PRIVATE BEACH WITH PADDLE BOARDS AND KAYAKS
- 8 ———> HOT TUB

# STACKING PLAN



← EAST

AQUALINA  
CABLE BEACH

SUNSET WEST →

ONE →  
CABLE BEACH



# INTERIOR FINISHES AND SPECIFICATIONS

## THE FINEST CRAFTSMANSHIP

- Hurricane Rated Floor to Ceiling patio doors and windows up to 180 mph
- Solid core interior doors
- Solid trim on baseboards, windows, and doors
- 9'6" ceilings (11' in Beach Villas)
- All LED lighting throughout
- Porcelain flooring throughout interior and exterior
- Reverse Osmosis Water Filter and Salt Water Softener for entire building
- European custom kitchens and bathrooms
- Fully Integrated Wolf and Sub Zero Appliances with full size Wine Cooler - Included
- Custom Closets - Included
- Back-Up Generator - Included









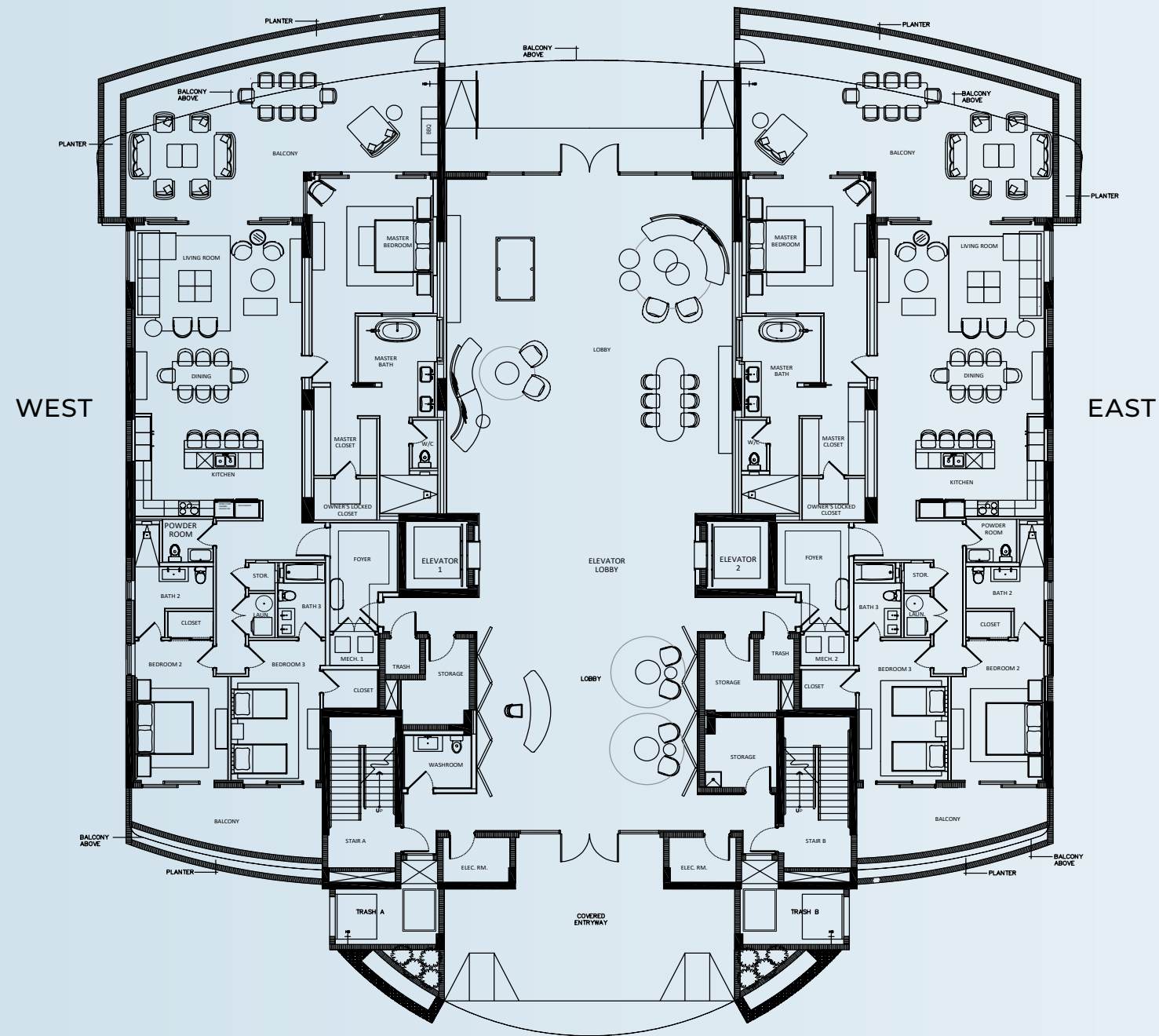




## BV 1

## BV 2

BEACH

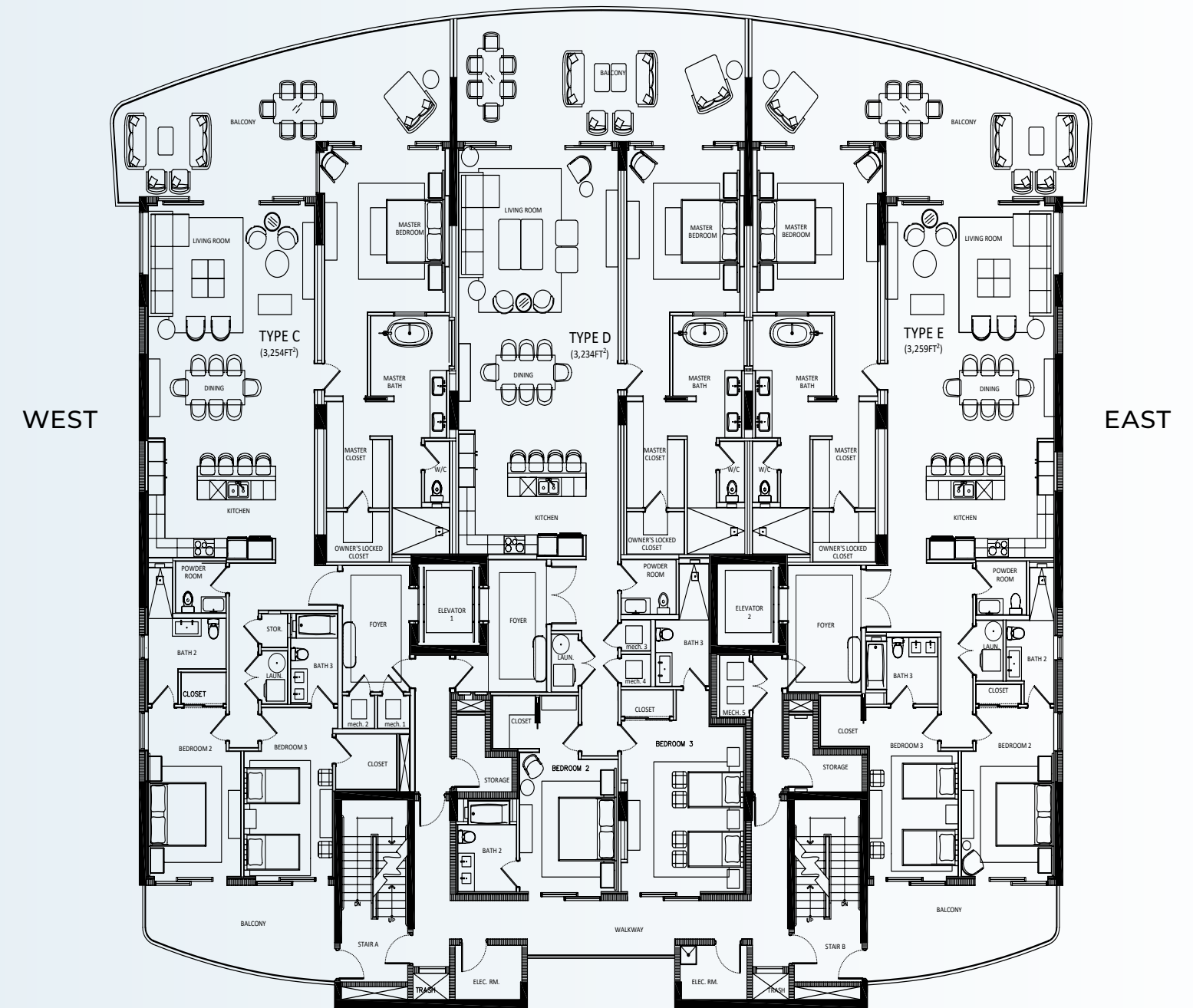


## 01

## 02

## 03

BEACH



### BEACH VILLAS

01 2635 Sq ft (Interior) 807 Sq ft (Exterior)

02 2635 Sq ft (Interior) 807 Sq ft (Exterior)

3 BEDROOMS / 3.5 BATHROOMS

### FLOORS 2 - 9

01 2577 Sq ft (Interior) 623 Sq ft (Exterior)

02 2694 Sq ft (Interior) 478 Sq ft (Exterior)

03 2683 Sq ft (Interior) 623 Sq ft (Exterior)

3 BEDROOMS / 3.5 BATHROOMS

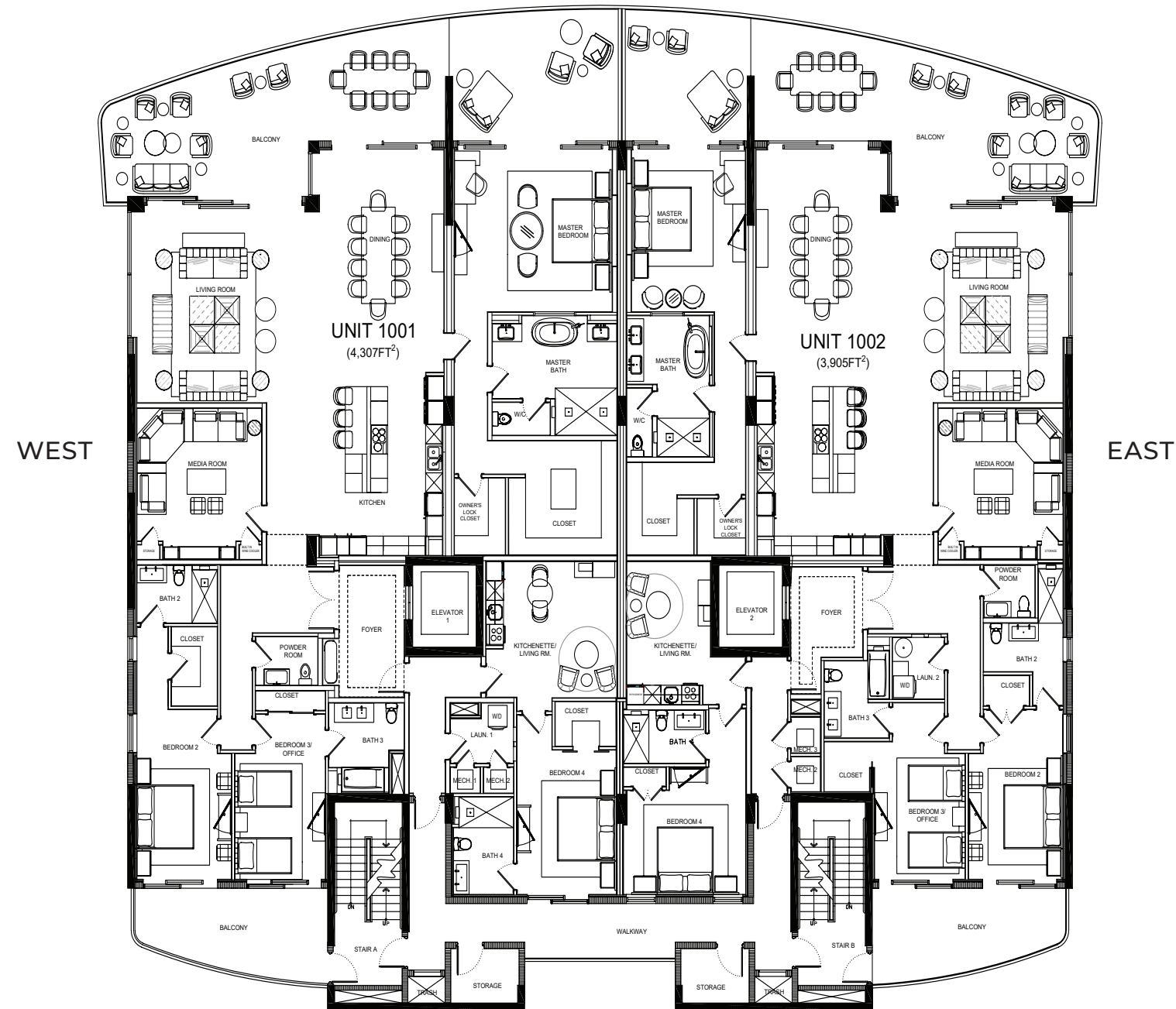
\*All residences feature private elevator access.

01

BEACH

02

BEACH



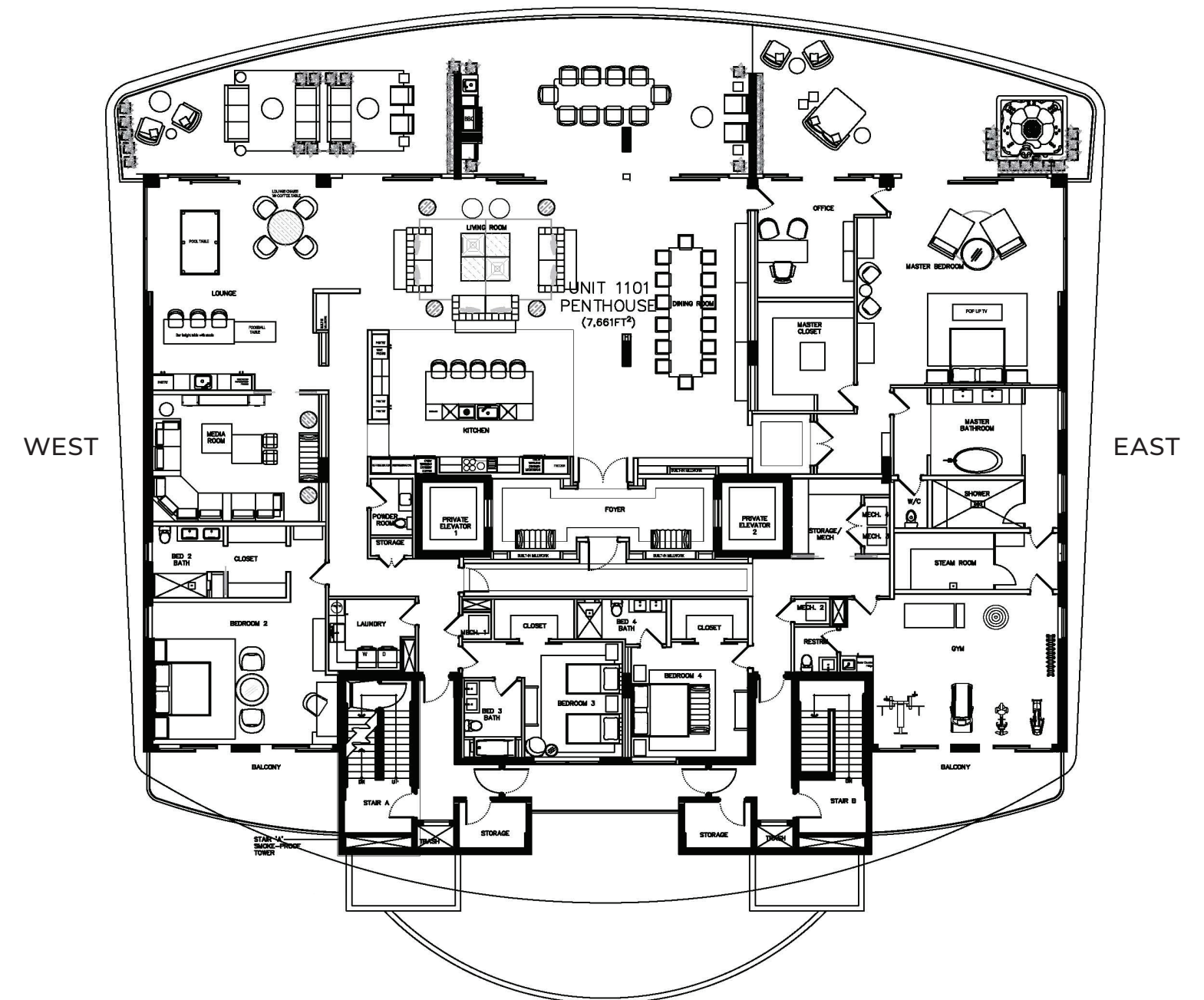
## FLOOR 10

01 4126 Sq ft (Interior) 988 Sq ft (Exterior)

02 3803 Sq ft (Interior) 917 Sq ft (Exterior)

4 BEDROOMS / 4.5 BATHROOMS + DEN

\*All residences feature private elevator access.



## PENTHOUSE

7619 Sq ft (Interior) 1905 Sq ft (Exterior)

5 BEDROOMS / 5.5 BATHROOMS

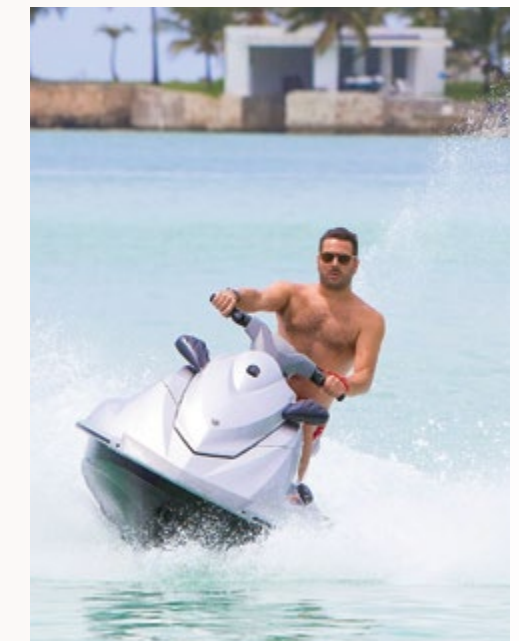
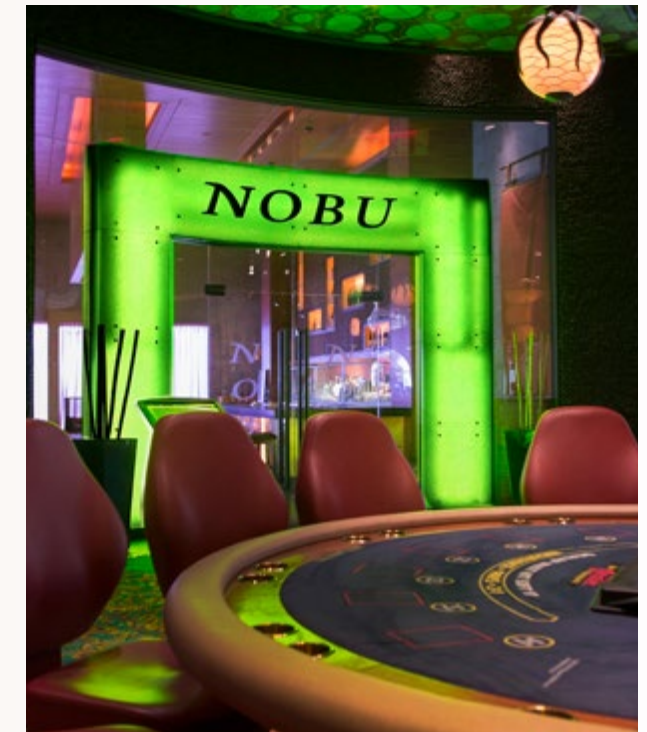
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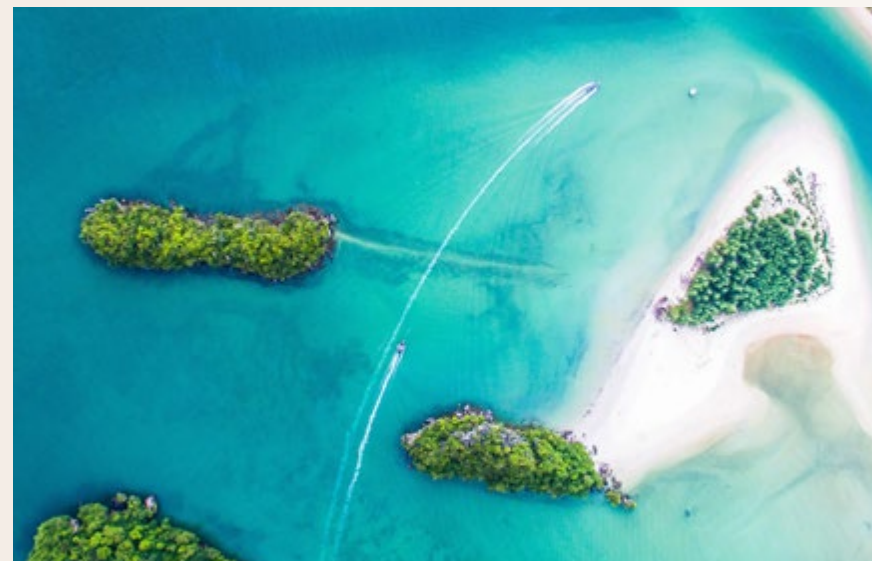
# WHY THE BAHAMAS?

## YOUR SAFE AND SECURE GETAWAY IN AN UNSURE WORLD

The Bahamas has been an independent nation since 1973 and is one of the oldest, most stable democracies in the Western Hemisphere, with more than 280 years of uninterrupted parliamentary democracy. With its year round warm weather, tax-free status, proximity to major hubs, and in the same time zone as New York City, there is no destination more convenient.

For savvy investors, The Bahamas has been an appealing jurisdiction to send their money for myriad opportunities ranging from fiscal prudence to choice real estate.





# LIFE IN THE BAHAMAS

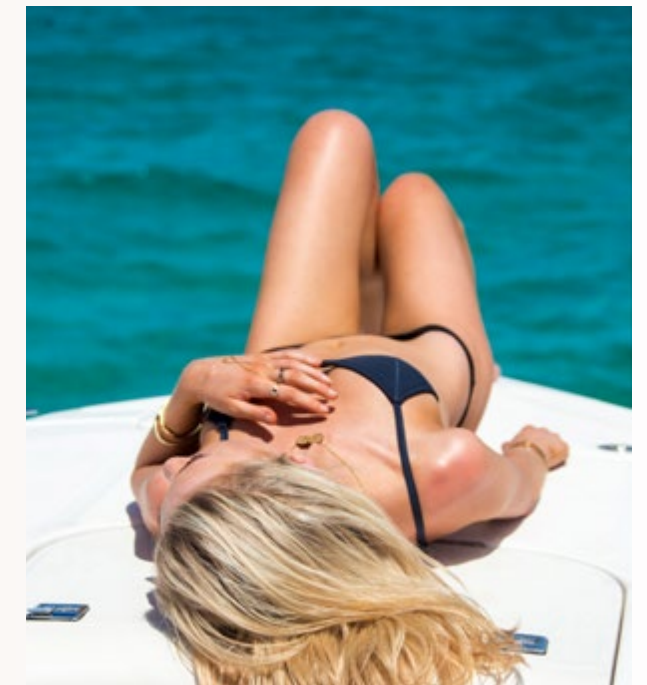
YOUR NEW LIFESTYLE AWAITS

The Bahamas is recognized as one of the world's premier island-hopping destinations. Cruising along the 700 islands and more than 2,000 cays that make up The Bahamas is the best way to discover the picturesque beaches, excellent sport fishing, and world-class snorkelling reefs and dive sites this sun-drenched archipelago is known for. Aqualina Residences is within easy reach of the 700 islands and unforgettable treasure The Bahamas offers.

# TOP TEN REASONS TO INVEST IN THE BAHAMAS

## A TAX-FREE HAVEN

1. Close proximity to major North American and Latin American financial centres.
2. Within 50 miles of the world's largest economy.
3. Same time zone as New York and Toronto (EST).
4. Peaceful and stable democracy since 1729, with proactive incentives for investment.
5. Independent nation with compliant legislation and consultative legislative approach.
6. No local taxes on capital gains, inheritance, corporate and personal income, dividends, and interest.
7. Highly trained industry professionals and an English speaking workforce.
8. Essential public services and modern infrastructure.
9. Ideal climate and lifestyle with many islands and cays to explore.
10. Local bank financing at competitive rates.



# PERMANENT RESIDENCY

## AN OPPORTUNITY LIKE NO OTHER

For individuals in the international community seeking permanent residency in The Bahamas for asset and wealth management or lifestyle, a real estate investment is an excellent consideration and legal avenue to achieving this status.

### TAX- FREE ADVANTAGES

As one of the world's premiere off-shore financial, banking, and tax-free jurisdictions, there are only a few things on which you pay taxes in The Bahamas. Capital gains, corporate earnings, personal income, inheritance and dividends are all tax-free. This applies not only to individuals, but also to all resident corporations, partnerships, and trusts. Tax advantages do not require that Bahamian residents remain in The Bahamas for any specific length of time in a given year.

### INTERNATIONAL FINANCIAL CENTRE

The Bahamas prides itself as a sophisticated, international financial centre with over two hundred and fifty banks and trust companies licenced to do business within and from The Bahamas. Several different countries are represented within the Bahamas including the United Kingdom, Switzerland, France, the United States, Canada, Japan and Brazil.

### LIFE IN THE BAHAMAS & APPLICATION FOR PERMANENT RESIDENCY

The Bahamian Government considers that high net-worth individuals provide direct and in-direct benefits to the Bahamian economy through employment, purchase of goods and services as well as banking and investment needs. As such, accelerated consideration for permanent residency is granted for those purchasing real estate valued above \$1,500,000.00.





# THE DEVELOPER

## THE BEST IN PRIME BAHAMIAN REAL ESTATE



Aristo Development has constructed over \$250 million worth of real estate in The Bahamas.

We are proud to have been chosen by international families who have purchased from us and consider this a testament of trust. Aristo Development's mission is to deliver the superior quality our clients expect from us, coupled with a quality lifestyle they seek. Our extensive experience in real estate in The Bahamas includes The Balmoral, a full service gated luxury residential community consisting of over 200 single family homes and townhouses, ONE Cable Beach consisting of 73 one to four bedroom residences (adjacent to Aqualina), and THIRTY SIX on Paradise Island, a boutique building consisting of 38 residences.



Every unit benefits from our proven track record of excellence in both design and construction. As you consider your most important investment, we invite you to explore an Aristo Development community, including Aqualina.

FOR MORE INFORMATION  
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