

PRIVATE ISLANDS



A LIFESTYLE FOR THE INDEPENDENT - ADVENTUROUS PERSONALITY

SPRING/SUMMER 2024

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THE PEARL ISLANDS - PANAMA, CENTRAL AMERICA

OVER 50 ISLANDS

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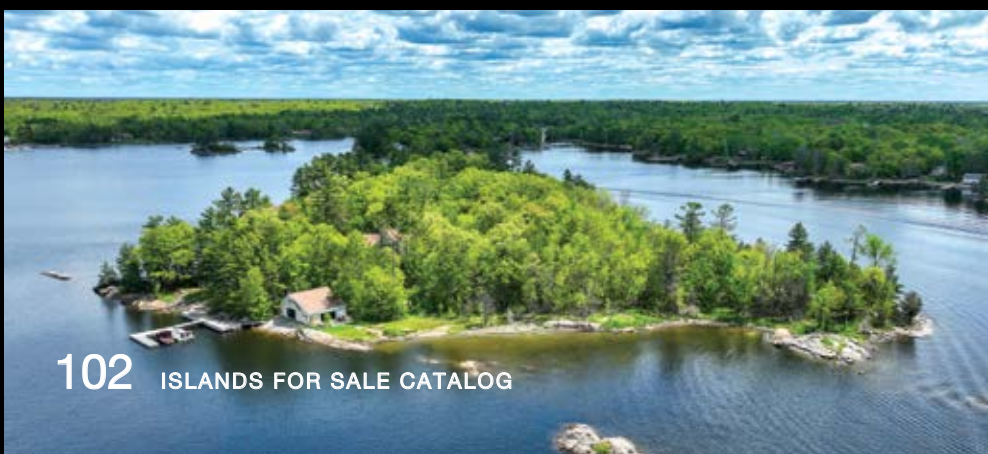
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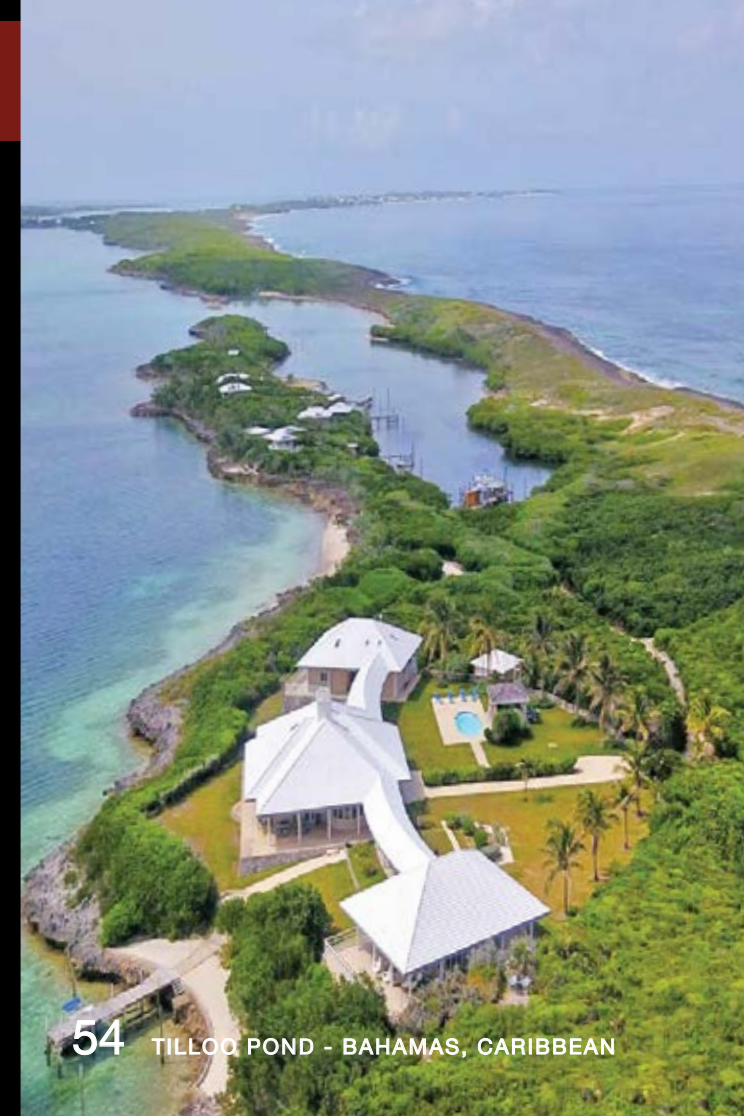
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CHRIS KROLOW

PUBLISHER, PRIVATE ISLANDS

From untouched islands awaiting development to the most desirable resort rentals imaginable, each issue of Private Islands Magazine offers you a red carpet runway into the luxurious and unique world of private island real estate. It's this mixture of glamour, style and dazzling global geography that is now coming to life in my new TV series Private Islands Inc, currently halfway through its first season of filming with a truly top-notch production team. Although the launch date is still under wraps, I'm thrilled to tell you that the early cuts are exceeding my expectations, and I cannot wait to shoot the rest. The show blends real-life clients and sales with theater-worthy cinematography, giving private island lovers an authentic look at my team and what makes this industry tick.

Until I can share more, dive into our latest edition, which features a guest editor I am proud to call one of my mentors in private island resort creation. Michigan-based entrepreneur Dan Behm retired from a tech career and wrote the next chapter of his success story in Central America, first with a Costa Rican resort, and now through the creation of Nayara Bocas Del Toro (pg. 22) in northeast Panama. This exceptional all-inclusive private island resort is a testament to innovation, from its elevated manmade beach to its sustainability initiatives.

I'd also like to spotlight two other islands that represent extraordinary opportunities in their respective regions. Located in the Pearl Islands of Panama, 200-acre Isla Gitana (pg. 18) is one of the most beautiful in Central America, and unlike most of the country's private islands, it has a free title. I'm envisioning a grander-scale version of my single island villa Gladden model, with multiple luxury villas each set on a multi-acre parcel to ensure that privacy is paramount. In the Abacos, the 11-acre island parcel Tilloo Pond (pg. 54) has the infrastructure to be transformed into a private club with mooring for eight yachts, capitalizing on its proximity to the Bahamian celebrity playground of Baker's Bay.

These and so many other beautiful islands showcased in these pages could be your gateway to success. We're here to show you how to make anything possible!

Chris Krolow
 Publisher, Private Islands Magazine
 CEO, Private Islands Inc.



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 Published Biannually Next Issue November 2024
 Distribution International
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DAN BEHM

OWNER OF NAYARA BOCAS DEL TORRO



About a year before retiring, I was pushing our leadership team to purchase a boutique hotel named El Castillo in Ojochal, Costa Rica to use as an employee retreat. They decided against the idea, so when I saw the property was still for sale after I retired, I decided to purchase it myself. My wife and I love to travel, so it was a natural fit. I was 55 years old, still had a lot of energy, and wanted to stay busy, so the adventure of owning a small hotel in Costa Rica was appealing. Then, I was having so much fun that I decided to build a new resort, and I wanted it to be unique to the world.

Central America was the logical choice because it is easy to reach from our U.S. home, and the time zone is virtually the same. I spent a year looking online for the perfect location. Although I love Costa Rica, I wanted to try something new. Panama has several appealing advantages: it's hurricane-free, has a stable government, uses the US dollar as its currency, and the country has a new emphasis on tourism. The Caribbean vibe of the Bocas Del Toro Archipelago with its white sand beaches, charming Bocas Town, and the ability to build over the water sealed the deal. Owning an island resort needs to be a passion project and the leadership team running the resort is what will

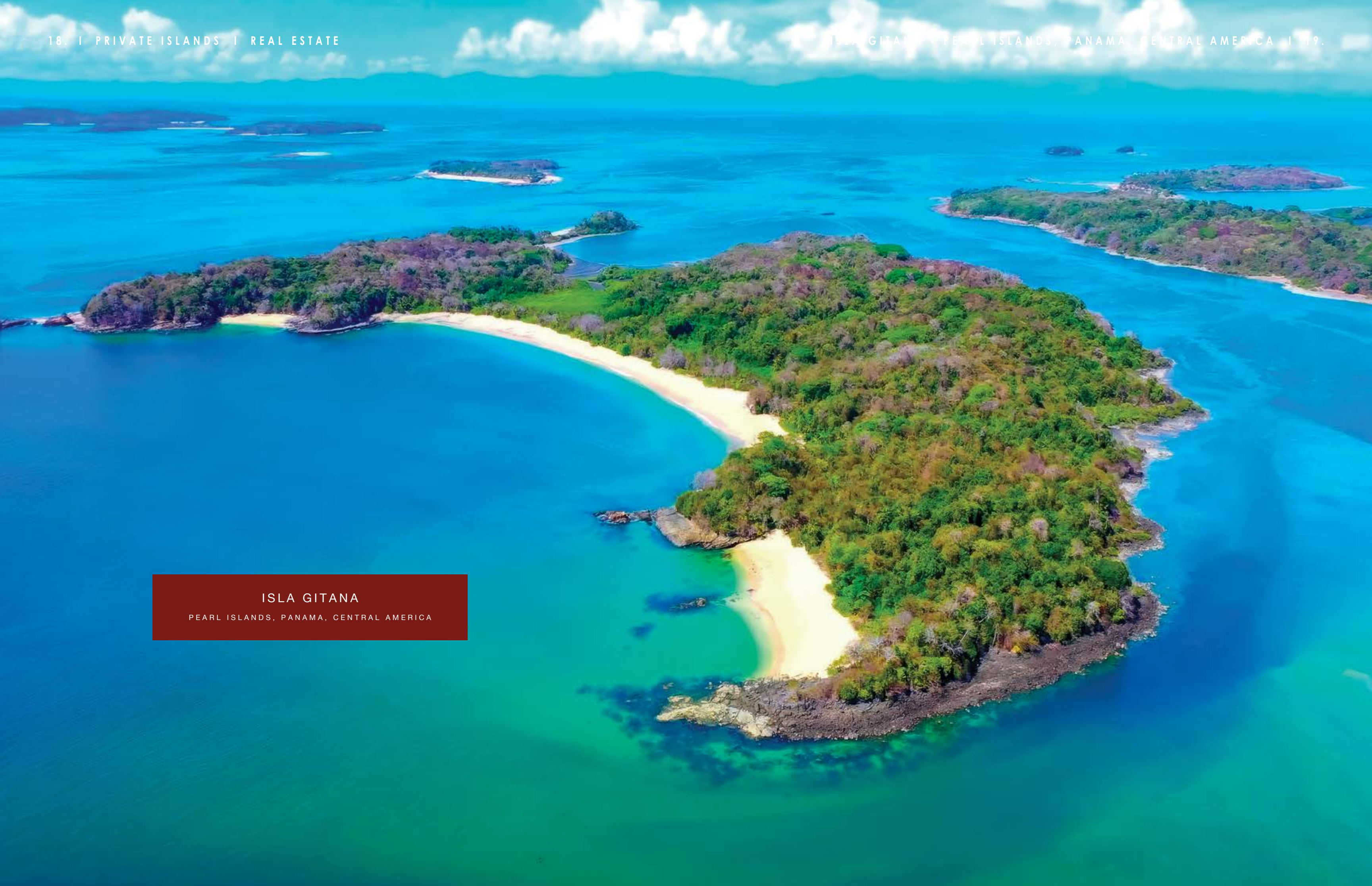
make or break you. Just remember that the cost of building on a private island will be much higher than you expect (add at least 30 percent to your estimates).

Before building the resort, I knew little about sustainability. As I learned more about what was needed to keep the crystal-clear water around our island healthy and to preserve the island itself, I became a huge advocate. Today we are a model in sustainability with solar power, purified rainwater for drinking, advanced wastewater treatment, composting, and ecofriendly pest control. But the area I am most proud of is our coral restoration. As a result of these initiatives, the water around our island continues to be crystal clear and the island has more dart frogs, birds, and butterflies than ever. I travel to the resort about three times each year and enjoy spending time with our staff and talking with our guests. It's a magical place.

Dan Behm
 Owner of Nayara Bocas Del Toro

ISLA GITANA

PEARL ISLANDS, PANAMA, CENTRAL AMERICA





The Pearl Islands, tucked safely below the hurricane belt in the Gulf of Panama, represent one of the last untouched island regions close to North America. This collection of more than 200 mostly uninhabited islands and islets is renowned for its dazzling waters and postcard-worthy beaches as well as world-class fishing and scuba diving. Within this archipelago is a rare commodity, a 200-plus acre island with a title free of the government ties or ownership issues that hinder sales of nearly all other Pearl Islands.

Stunning Isla Gitana, its sprawling acreage an emerald blanket of tropical vegetation, is home to one of the richest marine and bird sanctuaries on the planet. Whales frolic off its shores during the July to October mating season and white-sand beaches dot its coastline, totaling more than a mile of sun-kissed sanctuary. Isla Gitana's main beaches face the open water, away from the eyes of passing boaters, while its shape and position provide protected anchorage and its bay delivers a sheltered spot for a marina.

Development possibilities are endless for a property that is not only grand and naturally beautiful, but also benefits from Panama's use of U.S. currency, government stability, and support for tourism. All necessary infrastructure for creating and staffing a resort are readily available, and because so many of the Pearl Islands are government-owned, there is a built-in privacy buffer for the foreseeable future. Ritz-Carlton currently has a large-scale project under way in the area, further underscoring Isla Gitana's potential. The island also has an added pedigree, with Private Islands Inc. founder Chris Krolow offering a roadmap to develop Isla Gitana as the large-scale counterpart to his Gladden Private Island success in Belize. Instead of one villa on one island with staff housed on the island next door, Isla Gitana has the space for numerous luxury villas set into secluded multi-acre parcels—all offering an experience that celebrates solitude while delivering the amenities of a fully staffed resort.

ISLA GITANA

Pearl Islands, Panama, Central America
230+ acres

PRICE UPON REQUEST

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NAYARA BOCAS DEL TORO
PANAMA, CENTRAL AMERICA







In the Bocas Del Toro Archipelago of northeast Panama, the warm, crystalline Caribbean Sea teems with so much diverse marine life that the Smithsonian Tropical Research Institute has settled there. Amid this vibrant landscape, the new Nayara Bocas Del Toro offers an idyllic one-of-a-kind base for sustainable immersion in the magic of the region. The romantic adults-only private island resort, nestled beside the mangroves and forest of Frangipani Island, immediately earned accolades upon opening for its elegant overwater villas, lush natural setting, off-grid construction, and coral reef restoration efforts.

Each of the 16 Balinese-style villas, decked out with carved teak furnishings, feature private pools and oceanfront swim-up terraces, with some adding a glass floor inlay to observe the fish darting below. Four treehouse villas made from bamboo and reclaimed hardwoods soar 50 feet above the ground for a bird's eye view of the forest and sea from sunrise to sunset. The all-inclusive accommodations are complemented by a spa, 70-foot freshwater pool, and the world's only aerial beach, a spacious stretch of sand constructed on stilts. Named after the Indonesian word for butterfly, Kupa-Kupa beach has a tiled staircase spilling into the crystal-clear sea, creating the illusion of entering a pool.

The resort's Elephant House restaurant, a 100-year old structure that traveled all the way from Bali, earns raves for its constantly changing menu sourced from local ingredients. In the evenings, underwater lighting showcases a kaleidoscopic display of fish—along with the occasional stingray or shark—as accompaniment to the international cuisine. A maze of raised boardwalks weave through the island's 80 acres of mangroves, home to dart frogs and tropical birds. With six boats and full-time captains who are trained naturalists, the wonders of Bocas Del Toro are always within reach—from islands populated with monkeys and sloths to snorkeling in the “Galapagos of the Caribbean.”

For more information or to make a reservation, please email adam@privateislandsinc.com or call 1 416 728 4989.





LITTLE FRENCH KEY RESORT
HONDURAS, CENTRAL AMERICA



The stunning island of Roatan is one of the most beloved destinations for travelers to Central America – poised atop the magnificent Mesoamerican Barrier Reef and teeming with natural beauty, it's often called the Jewel of the Caribbean. Now you can own a popular piece of the Roatan action with Little French Key Resort, a fully functional resort island set just off the southern coast of the Roatan mainland, and a favorite stop for Caribbean cruise travelers. With scuba diving, snorkeling, horseback riding, spa services, and spectacular views, the resort offers its visitors limitless ways to unwind.

Surrounded by four white sand beaches and a barrier reef in front of the resort, 3.5-acre Little French Key Resort comes complete with a helicopter platform, a honeymoon suite, two one-bedroom suites, ten boats both large and small, a moving restaurant boat, five full bars, two swim-up bars, two boutiques, a VIP section, a water activity center, kayaks, paddle boards, two large generators, and an assortment of animals including horses, donkeys, monkeys, ponies, and pigs. Also in place but not yet complete are a six-bedroom boutique hotel and a large 2 bedroom condo, and further potential for over-the-water bungalows and 40 additional condos on a large vacant partial lot on the main island of Roatan. Included in the purchase as well on the Roatan landing side are the existing resort office, check-in area, a bar and restaurant, animal stalls, storage, and a large parking lot.

The resort is already very popular for events, weddings, parties, and private rentals, and it offers unlimited potential for the development of future projects, such as a boutique hotel with over-the-water bungalows, or just your very own private island with easy proximity to a bounty of great amenities and activities on nearby Roatan.

LITTLE FRENCH KEY RESORT

Honduras, Central America
4 acres

PRICE UPON REQUEST

INQUIRIES

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ZAMA CAYE
BELIZE, CENTRAL AMERICA

Nestled just off the southern tip of the vibrant beach community of Placencia in southern Belize lies the captivating Zama Caye, a tropical haven awaiting a discerning owner. Formerly known as Scipio Caye, this snorkeler's paradise boasts breathtaking vistas of the surrounding aquamarine sea, which teems with vibrant coral reefs and marine life. With its pristine beaches, crystal-clear waters, and lush foliage, Zama Caye exudes tranquility, making it a treasure for resort developers or those seeking a secluded family retreat.

The freehold coral island's strategic location offers seamless access for guests, regardless of weather conditions, and its proximity to Placencia further enhances its appeal. A 15-minute boat ride connects Zama Caye with the mainland, placing cave tubing, zip lining, Mayan ruins, and other adventures within easy reach for day trips. This convenient position also allows staff to commute, thereby reducing the operational costs associated with on-site accommodation and logistics. Existing infrastructure includes the charming Paradiso Grill, equipped with a wood-fired pizza oven and outdoor kitchen, which is perfect for gatherings amidst the stunning island scenery. A cozy one-bedroom casita offers luxurious accommodations with modern amenities, while an outdoor guest bathroom provides added convenience.

Zama Caye's thoughtful design extends to employee accommodations and essential facilities, such as a generator hut and storage buildings, ensuring a comfortable and efficient operational environment. A resort development plan is available that outlines the growth potential, including overwater units, recreational amenities, and eco-friendly infrastructure designed to harmonize with the island's tropical setting. With a dedicated team of reliable employees and an expansion plan in place, Zama Caye presents a rare opportunity to own a slice of Belize's idyllic landscape. Whether as a private retreat or a thriving resort destination, this enchanting island offers endless possibilities for those with a vision for luxury living amidst untouched natural beauty.

ZAMA CAYE
Belize, Central America
4 acres

USD 4,000,000

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MALI STON ISLAND

CROATIA, EUROPE

In the protected waters of stunning Malostonski Bay, between Croatia's second-largest peninsula, Pelješac, and the mainland, lies the potential to build the ultimate European escape. Spanning 5.36 acres, exclusive Mali Ston Island is covered in verdant pine forest and surrounded by cobalt-blue water, offering a serene backdrop for a limitless array of ventures. From luxurious glamping or naturist resorts to an enchanting wedding destination, the island sets the stage for unforgettable experiences. Take inspiration from the nearby oyster farms to create bespoke oyster tastings or curate intimate gatherings and team-building events amidst the island's pristine beauty.

Steeped in history, the island boasts a charming pre-1968 stone house that exudes timeless elegance. Complementing its allure is a natural spring, ensuring a sustainable source of pure drinking water for residents and guests alike. For those with ambitious aspirations, Mali Ston Island offers boundless opportunities for expansion and diversification. Envision adding another stone house surrounded by flourishing olive groves or other crops and transforming the island into a registered family agricultural estate. This opens avenues for further development catering to a myriad of interests.

This undiscovered stretch of the Adriatic holds the keys to crafting your own Croatian paradise, where privacy reigns supreme and imagination knows no bounds. A short boat ride away are the foodie-friendly fishing villages of Mali Ston and its larger sister, Ston, which are connected via the longest fortress system in Europe (only the Great Wall of China is longer). Here, you'll find quaint streets with restaurants serving local seafood and hillside vineyards. The island is approximately a one-hour drive northwest of Dubrovnik for ease of international flight connections. Whether your dream is a private sanctuary or entrepreneurial endeavors, Mali Ston Island stands as a blank canvas awaiting your vision to breathe life into its natural splendor.

MALI STON ISLANDCroatia, Europe
5.36 acres**EUR 3,250,000****INQUIRIES**Private Islands Inc.
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ARGYLL ISLAND
SCOTLAND, EUROPE





Stunningly beautiful, steeped in history, and surrounded by the most extraordinary land and seascapes, Argyll Island embodies everything that the ultimate Scottish island should be. An abundant 261+ acres, the island is private and sheltered, yet it lies within one of the most accessible coastal locations in Scotland, the breathtaking central west region of Argyll & Bute.

Argyll Island's status and heritage stretch back into prehistory – the island is home to two duns, or Iron Age forts, a testament to its importance in this period. During the 1930s, the island belonged to Sir Reginald Fleming Johnston, famed tutor to China's last emperor, Pu Yi. When Johnston retired from his work in China, he returned to the island and modernized its two houses. Today, Argyll Island features a completely refurbished four-bedroom house with three bathrooms and potential to extensively expand, a three-bedroom farmhouse with two bathrooms, a boathouse that is 65 sq/m in area for boat storage, and a purpose-built concrete sea ramp for a seaplane.

Argyll Island's current owners purchased it more than a quarter century ago and spent several million impeccably upgrading it to modern standards, including undersea and underground three-phase electrical mains with fully automatic three-phase generator backup, a new deep fresh water supply via a 95-meter well, and a dedicated insulated and dehumidified 500-square-meter hangar for up to two light-to-medium helicopters, a microwave telecommunications link to the mainland, and high-speed internet via Starlink. After using the island as a holiday home, the couple moved here permanently seven years ago and have upgraded the island's infrastructure even further, with some £1 million in additional improvements, like a new ultra-modern floating jetty for better, deeper yacht mooring with electrics, and an extensive network of paths and bridges so that the entire magnificent island can be enjoyed throughout the year. It also has a five-year average of five deer annually for hunting, if so desired.



ARGYLL ISLAND
Scotland, Europe
261 acres

GBP 10,000,000

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RED ROCK ISLAND
CALIFORNIA, UNITED STATES



Near the iconic Richmond-San Rafael Bridge, just north of San Francisco, lies an extraordinary private island steeped in history and natural beauty. Untouched by development, the six-acre island stands as a blank canvas for visionary investors and nature enthusiasts alike. Accessible by boat or helicopter, its pristine shores have witnessed generations of family retreats; it was once common to see tents dotting the red-sand beach on the island's east side as guests meandered off on leisurely hikes or fishing excursions. Trails climb through the island's interior, leading to a grassy peak that delivers panoramic views of the surrounding jade waters of San Francisco Bay, while the south and west sides of the island feature more rugged coastline.

Echoes of the island's past resonate through abandoned mining tunnels and the remnants of a Coast Guard fog bell that mysteriously vanished from its rocky perch. Once a site for manganese mining in the 19th century, the island's distinctive reddish hue serves as a testament to its industrial heritage and stands in dramatic contrast with its swaths of evergreen ground cover. Prospective buyers are presented with a myriad of possibilities, from preserving the natural kaleidoscopic splendor of its terrain to embarking on ambitious development ventures. Previous proposals have envisioned conservation efforts, luxurious resorts, private residences, or even the utilization of its rock for infrastructure projects.

The seller, who has spent more than two decades in Alaska, made the decision to part with the family island to ensure the well-being of their aging mother. Despite their prolonged absence from the area, the island's allure remains undiminished, awaiting a new chapter in its storied history. Enveloped by the serene waters of the bay, it beckons to those who dare to dream beyond the horizon, offering a once-in-a-lifetime opportunity to shape their own coastal legacy near one of the most iconic cities in the United States.

RED ROCK ISLAND
California, United States
6 acres

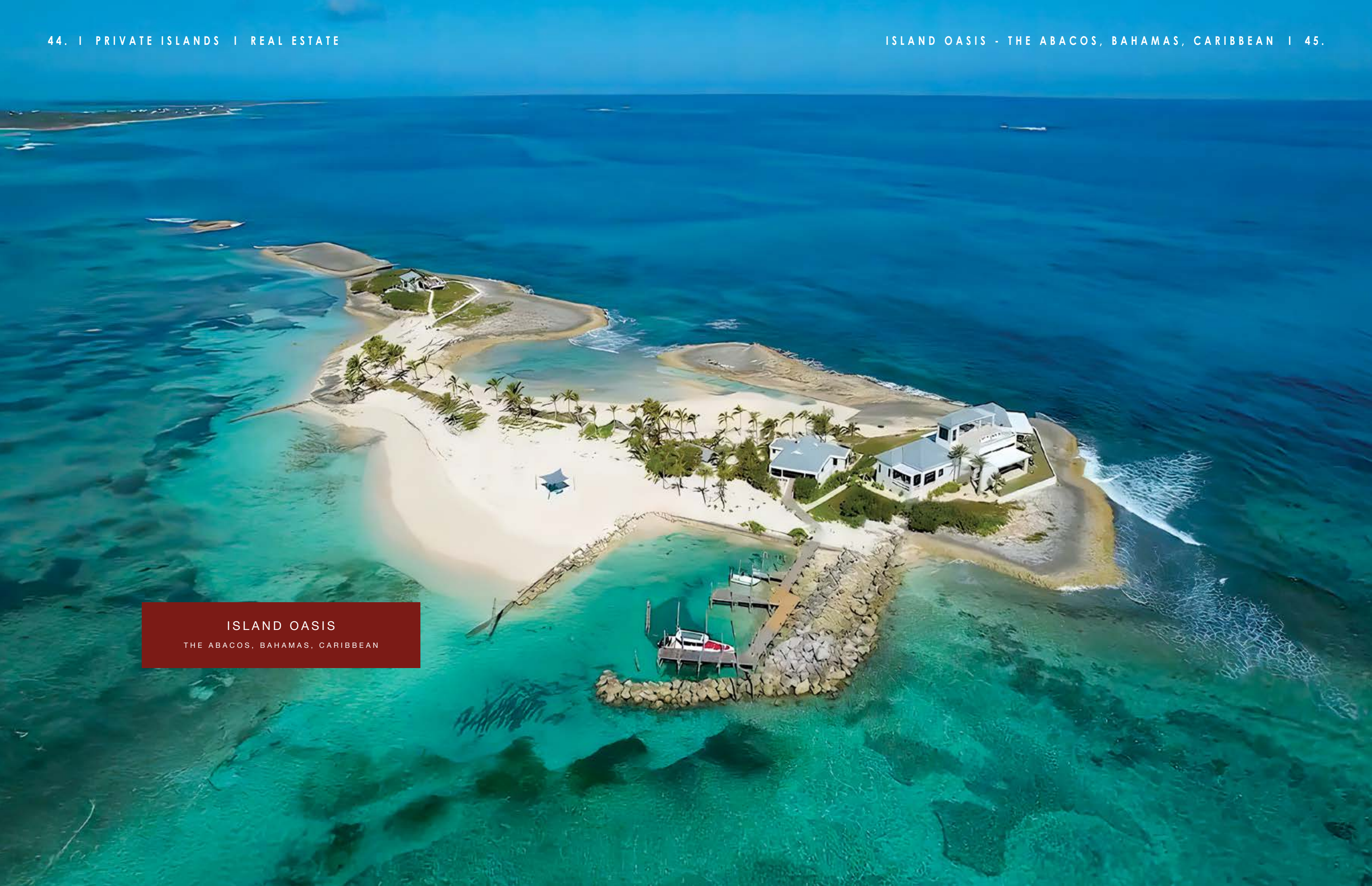
USD 25,000,000

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ISLAND OASIS
THE ABACOS, BAHAMAS, CARIBBEAN







What's in a name? Everything, on Island Oasis. A sanctuary of tranquility and true luxury nestled in The Abacos, Island Oasis is five acres of sheer tropical island bliss, with multiple sandy beaches flanking a backbone of oasis-like palm trees, all just a short 15-minute boat ride from the convenience of neighboring Green Turtle Cay and mainland Abaco.

The island's newly constructed and magnificently modern main house spans an impressive 7,200 square feet and features an inviting open-plan living and dining room with four beautifully appointed bedrooms. Each of the home's rooms boasts awe-inspiring ocean views through expansive glass windows and doors, offering total immersion in nature's beauty at every turn. Outside, various covered terraces and porches are perfectly positioned for al fresco entertainment and relaxation amidst the tranquil backdrop of crystal-clear ocean vistas.

Adjacent to the main house is a private 2,800-square-foot guest house which consists of a comfortable living and dining room, three guest rooms, and a full kitchen, as well as a loft and laundry area. An oceanfront gym, plunge pool, and meditation deck round out the meticulous design of this special haven.

Underwater power cables connect to mainland electricity – a rare and integral feature of this private island paradise – complemented by a full standby generator to ensure seamless connectivity and uninterrupted comfort. The island's well-protected private marina, strategically positioned for secure mooring, boasts a substantial breakwater and can comfortably accommodate multiple vessels of up to 45 feet.

The island's several sandy beaches offer an assortment of sanctuaries for shelling, swimming, or simply basking in the sun. Ocean adventures like kayaking, paddleboarding, and snorkeling await just offshore.

Just a mile from Green Turtle Cay, Island Oasis benefits from easy access to restaurants, shops, and everyday conveniences. Its proximity to other nearby islands and cays promises endless unforgettable day trips of island hopping and sightseeing.

ISLAND OASIS

The Abacos, Bahamas, Caribbean
5 acres

USD 19,250,000

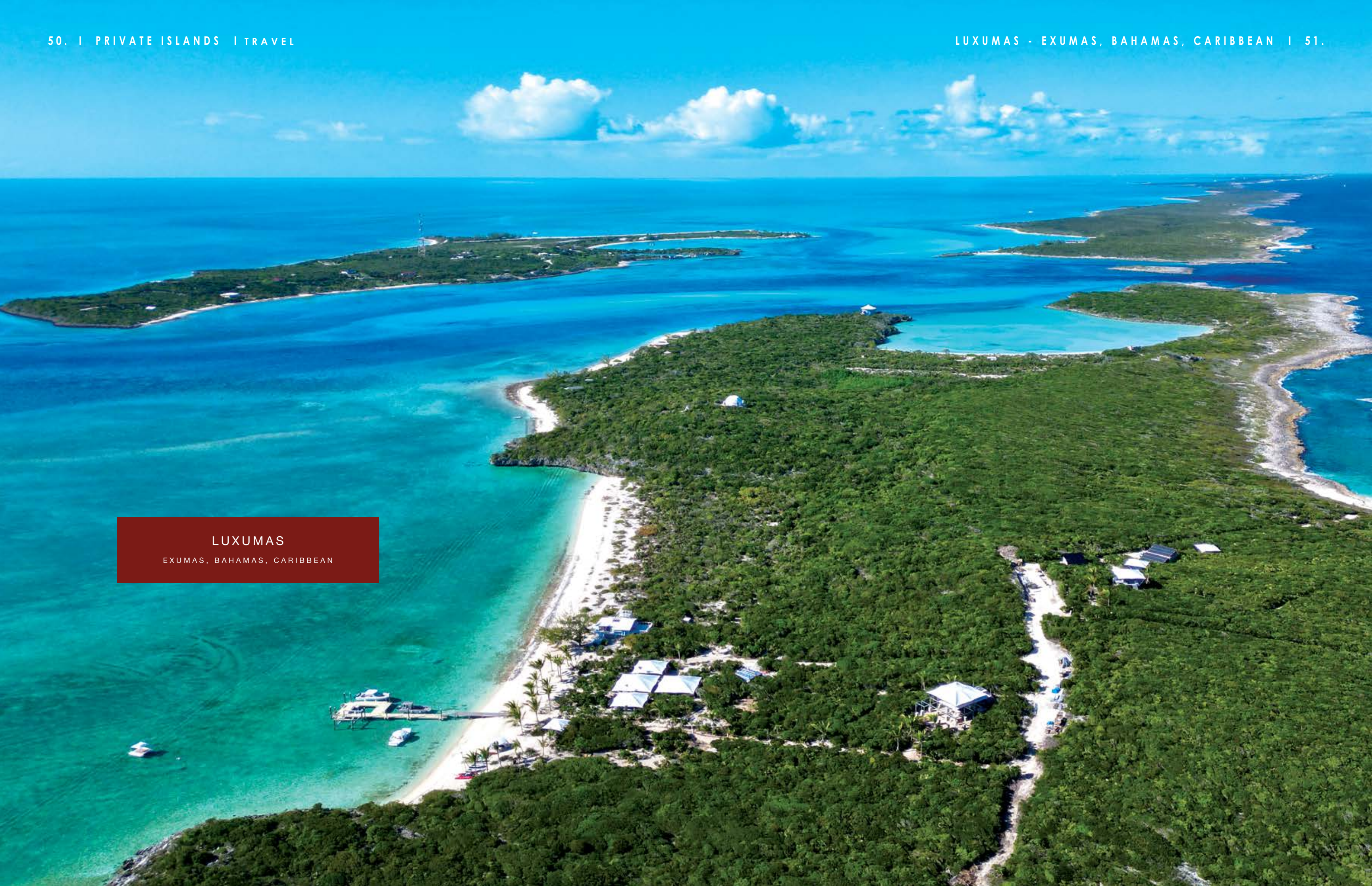
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LUXUMAS

EXUMAS, BAHAMAS, CARIBBEAN





The Exumas are known the world over as one of the most magical, exclusive, and desirable destinations – but owning a permanent island getaway here is well beyond the reach of all but the richest few. Now you can experience the full glory of the Exumas whenever you choose, complete with all the luxuries and modern amenities you’d expect on a mega yacht, but at a fraction of the cost.

Luxumas is set on an unspoiled 2.75-mile-long island located about three miles north of David Copperfield’s famed Musha Cay. The seven-acre property spans the island from one side to the other, and offers two different beaches, one with magnificent ocean waves and the other with a gigantic natural pool. Luxumas makes the most of its exceptional climate and blissful environment with accommodations that immerse guests in nature while delivering the comfort and style of a five-star hotel and total self-sufficiency from solar and wind energy. The main accommodations consist of three ensuite bedrooms connected by a beautiful central terrace, which can be configured to accommodate between six and 12 people. Encased in sliding glass walls, the Luxumas dining room opens onto a 270-degree terrace that soars above the tree canopy for majestic views to complement its chefs’ exquisite cuisine.

A separate honeymoon suite with three terraces is perched at the top of the island, offering aquatic views to both its eastern and western sides. For teenagers, there’s a glamping-style tent with two bunk beds. For groups needing extra lodging, a luxury catamaran can add five more rooms at the end of the beautiful floating dock, as well as the option to use the vessel for daytime navigation. Five boats are on hand at Luxumas, along with an abundance of state-of-the-art water toys like e-foils, jet surfboards, Schiller bikes, and Seabobs. Simply put, Luxumas combines Exumas private island ambiance with lavish amenities in a completely sustainable environment, all at surprisingly affordable rates.



For more information or to make a reservation, please email adam@privateislandsinc.com or call 1 416 728 4989.



TILLOO POND
THE ABACOS, BAHAMAS, CARIBBEAN



With cerulean water that beckons fishing enthusiasts, yachters, and scuba divers from around the world, The Bahamas continue to soar in popularity—and the Abacos boast the most sought-after private island real estate in this Caribbean playground. Baker's Bay Beach & Golf Club, a members-only beach community in Great Guana Cay, serves as a celebrity magnet for A-listers like Michael Jordan, Tom Brady, and Jennifer Lopez. A short boat ride away from this exclusive enclave is Tilloo Pond, an 11-acre estate set on five-mile long Tilloo Cay and ensconced in the Tilloo Cay National Reserve. No public access is allowed, ensuring utmost privacy.

The completely renovated estate touches both the Sea of Abaco and the Atlantic Ocean for sea to sea views and features three luxury villas that can sleep up to 12 people. Covered walkways and wraparound verandahs connect the accommodations: the Main Villa with king bedroom, 1.5 baths, double-sided fireplace, gourmet kitchen, living room, and integrated music system, serving as a gathering point; the secluded Master Villa with bedroom suite, library, and kitchenette; and the Guest Villa with three suites spread over two floors. The property also has a pool, sunset-viewing patio, and caretaker housing. Snorkel or swim from the private beach or take a paddleboard or kayak to the half-mile-long white sand beach on Tilloo Bank next door. The area's world-class bone fishing and dive sites are easily accessible, as are international flights via Marsh Harbor.

Especially noteworthy are the estate's two private docks, one of which is 230 feet long, has an entrance into Tilloo Pond's private harbor, two boat lifts, and a boat house. Tilloo Pond is ideal for turnkey rental investment, appealing to family reunions and executive retreats. But with its prime location in this boaters' paradise, the potential also exists for a visionary owner to create a private marina and club catering to the area's most elite residents.

Tiloo Pond

The Abacos, Bahamas, Caribbean
11 acres

PRICE UPON REQUEST

INQUIRIES

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1 705 444 0681
www.privateislandsinc.com





POWELL CAY

THE ABACOS, BAHAMAS, CARIBBEAN

It's one of the most beautiful cays in The Abacos, and now it can also be the setting for the private Bahamian hideaway or resort of your dreams. Set between Spanish Cay and Manjack Cay in the Sea of Abaco, Powell Cay is just three miles northeast of the village of Coopers Town, one of the northernmost settlements on Great Abaco.

With a total footprint of approximately 294 acres, Powell Cay's southern 168 acres are owned by the Crown and are set aside for a proposed nature reserve. This makes the island's other 126 acres on its north end the ideal location for a boutique resort or peaceful private retreat. This portion of the cay lies in an approximate northwest to southeast orientation, with the northern side having an Atlantic Ocean exposure and the lee side facing the Sea of Abaco with relative protection. The northern beaches are typical of Atlantic exposure, with green mature trees and shrubs fringed with white sands sweeping along the coastline, all offering incredible views of the various blue and turquoise hues of the ocean and sea.

While offering complete tranquility, Powell Cay is also conveniently close to a nice selection of amenities and services. Just one island to the north is Spanish Cay with its beautiful and popular resort and marina, while directly across the Sea of Abaco on Great Abaco is Coopers Town, a quaint hamlet with just under 700 permanent residents and a small selection of restaurants, medical services, and other facilities. Just half an hour's drive southeast of Coopers Town is the slightly bigger Treasure Cay, while just 45 minutes away is Marsh Harbour, the largest town in The Abacos with nearly 6,300 permanent residents. Not only does Marsh Harbour have a variety of shops, travel agencies, adventure companies, and a post office, it's also home to Leonard M. Thompson International Airport, the main air hub for The Abacos, offering regular direct flights to several cities on the US mainland and across The Bahamas.

POWELL CAY

The Abacos, Bahamas, Caribbean
294 acres

USD 7,950,000

INQUIRIES

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FROZEN & ALDER CAY

BERRY ISLANDS, BAHAMAS, CARIBBEAN





Caribbean aficionados know that the Berry Islands are often called the Fishbowl of the Bahamas, especially known for their excellent billfish and bonefish. Covering about 30 square miles of the Out Islands, the Berrys comprise about 30 islands and more than 100 smaller cays. The deep-ocean canyon bordering the archipelago, known as the Tongue of the Ocean, draws all manner of marine life to this unique area. Now you can own two gorgeous private islands in the Berry chain, spanning over 83 acres in all and offering myriad opportunities for swimming, water skiing, windsurfing and fishing right at your doorstep.

Boasting clear turquoise Caribbean waters, powdery white sand beaches, secluded coves, untouched reefs, and lush vegetation teeming with native birdlife, Frozen Cay and Alder Cay are pristine havens just awaiting your discovery. Accessible by private boat or seaplane, these two islands are only a short 35-mile journey from Nassau. On Frozen Cay you'll find a spacious six-bedroom, six-bathroom residence that stretches over 4,145 square feet, with each major room opening onto porches and terraces and offering breathtaking views of the sea. The home includes a large fully equipped kitchen, two convenient walk-in pantries, laundry facilities, an office, ample storage space, and an adjacent heated swimming pool. The island also features an 806-square-foot manager's cottage, a 1,534-square-foot staff residence, and a state-of-the-art marina capable of hosting yachts up to 100 feet in length. Over on Alder Cay, a duplex staff house provides two independent residences with a total of three bedrooms and two baths. The island also boasts a five-acre protected lagoon and two docks.

Each island is entirely self-sufficient, with comprehensive utility and communication systems. A service and support building houses two diesel generators, fuel tanks, freshwater production facilities, and water cisterns, ensuring uninterrupted comfort and convenience.

FROZEN & ALDER CAY

Berry Islands, Bahamas, Caribbean
83 acres

USD 25,000,000

INQUIRIES

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WHITE PIGEON ISLAND

GEORGIAN BAY, ONTARIO, CANADA



Discover the captivating Sans Souci Cottage Compound, nestled privately on a 4.5-acre expanse of White Pigeon Island. This architectural masterpiece, brought to life by Stark Ireland Architects and constructed by Rose Point Contracting, boasts a 5-bedroom Timber Frame Main Cottage. The heart of the cottage is a spacious Great Room, complete with a state-of-the-art open kitchen, and ample dining and living spaces, all centered around a towering stone fireplace. The Great Room is encased in floor-to-ceiling windows, offering panoramic water views.

In the timeless style of Georgian Bay, the screened porch, master suite, and bedrooms are situated in separate, private pods of the cottage. A detached one-bedroom Guest Cottage provides a serene view of its own bay. The property also features a separate gym, a large dry boat house, and protected dockage at three locations, including a main dock entertainment area.

The island is beautifully landscaped with perennial gardens and groomed trails throughout. Natural sand beaches and a delightful tree house provide a perfect hideaway for children. The location offers excellent swimming, kayaking, canoeing, and fishing opportunities. Despite its private location, it's conveniently close to the center of Sans Souci, providing easy access to a marina, conveniences, a cottagers' association center, children's camp, and tennis club.

This turnkey island property is one of the most charming in Sans Souci and is just a 20-minute boat ride away from marinas in Parry Sound, Wood's Bay, and Twelve Mile Bay.



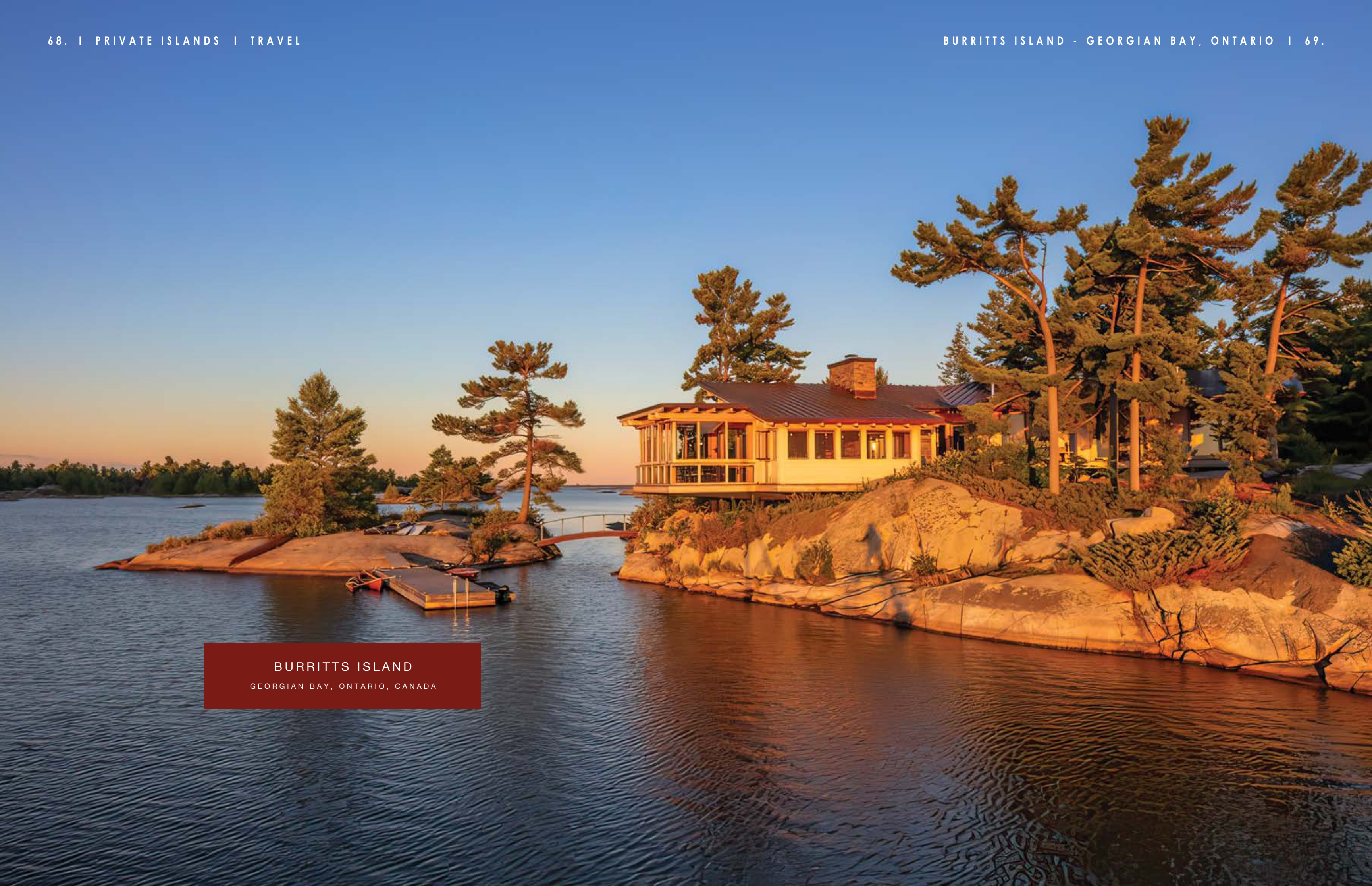
WHITE PIGEON ISLAND

Georgian Bay, Ontario, Canada
4 acres

CAD 4,850,000

INQUIRIES

George Webster
Sales Representative
Royal LePage Meadowtowne Realty, Brokerage
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george.webster@rogers.com



BURRITTS ISLAND
GEORGIAN BAY, ONTARIO, CANADA



In the Parry Sound District of Georgian Bay, the most common sounds are bird calls and breeze rustling the evergreens. Summertime brings together family and friends for leisurely outings on the bay or laid-back days on one of the many islands dotting these placid waters. Beginning next summer season, a high-end island rental compound on a 7.14-acre private island will deliver front-row access to this region's serene beauty. Burritts Island, ensconced in a secluded stretch of the bay south of Byng Inlet, is accessible only via boat and takes cottage living and entertaining to new heights.

William Dewson of Toronto's Dewson Architects designed the island's five-building compound to complement the surrounding water and boreal forest of the Canadian Shield. The timber structures are Douglas fir from western Canada and the finishes are locally sourced spruce, birch, maple, pine, and walnut, giving the property a warm glow. The main cabin's central living space cantilevers over Burritts Inlet to provide sweeping sunrise and sunset views, as well as southern exposure throughout the day. A massive granite fireplace, its stone mirroring the gray bedrock that forms the island, anchors this area. Its three-bedroom, three-bathroom wing is tucked away into the trees beyond, featuring a king bedroom with ensuite, plus a queen bedroom and twin bedroom with bathrooms across the hall. Capacity more than doubles with the four-bedroom, two-bathroom guest cabin and a bunkie that adds another queen bedroom and half bathroom. A fire tower and a utility cabin complete the expansive property.

Monthly rental of Burritts Island starts at CAD 50,000 and includes island hopping excursions, fishing trips, and boat service for the 30-minute journey to and from the marina in Britt, seven miles away. A flotilla of kayaks, canoes, and paddleboards also are provided to make the most of the surrounding waterways, and swimming is easily accessible from the front dock. A waterside wood-burning sauna invites total relaxation.

For more information or to make a reservation, please email george.webster@rogers.com or call +1 416 938 9350.





BAYWINDS - FRYING PAN ISLAND

GEORGIAN BAY, ONTARIO, CANADA



Located on a 7-acre promontory with spectacular water views, Baywinds epitomizes gracious Georgian Bay cottage living. In collaboration with preeminent builder Normerica, the owners adhered to four guiding principles in designing their timber frame main cottage and guest cottage: accentuate the spectacular views, create a seamless transition between indoors and out, maximize privacy, and maintain a traditional cottage sensibility. The main cottage is entered via covered breezeway that separates the central great room from a private two-bedroom wing, family room and four-piece bath.

Spacious and airy, the 800-square-foot octagonal great room has a vaulted ceiling and floor-to-ceiling windows that reveal sweeping views over neighboring islands and the open water beyond. The south/west orientation captures the sun throughout the day and breathtaking sunsets in the evening. The open-plan kitchen, dining and living room are anchored by a massive granite stone fireplace. French door walkouts enhance the flow, opening onto generous decks shaded by deep roof overhangs, and to a screened porch for al fresco dining. A covered patio beyond the great room leads to the quiet master wing with large bedroom, four-piece ensuite, and outdoor shower. The 420-square-foot guest cottage offers comfort and privacy with a large bedroom/sitting room, kitchenette, three-piece bath, and covered front porch.

The deep-water harbor has an L-shaped dock that can accommodate four or five boats, a second swimming dock, a boat ramp, and a sauna close to the water's edge. Pocket gardens scattered throughout the property lend splashes of color and groomed trails link the buildings to the harbor. An ATV eases transport of guests, gear, and groceries. Located on the southwest point of Frying Pan Island, the property enjoys ultimate privacy while the island itself offers convenient provisioning at the local marina, a children's camp, pickle ball courts, tennis, and neighborhood restaurant just a short boat ride or overland walk away. Baywinds is ideally situated to access two of Georgian Bay's most sought-after picnic destinations—the Western and the Umbrella Islands.

BAYWINDS - FRYING PAN ISLAND

Georgian Bay, Ontario, Canada
7 acres

CAD 2,595,000

INQUIRIES

George Webster
Sales Representative
Royal LePage Meadowtowne Realty, Brokerage
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STRUM ISLAND

NOVA SCOTIA, CANADA



Picture-perfect Mahone Bay on Nova Scotia's South Shore is steeped in history and a growing favorite of savvy travelers all over the world, who sometimes call it "the Nantucket of Nova Scotia." Set right at the heart of Mahone Bay, magnificent Strum Island offers the ideal mix of luxury, seclusion, security, and self-sustainability, while still being within easy access of all of the fantastic amenities and outdoor adventures the area has to offer.

The star of ten-acre Strum Island is an expansive main lodge with more than 9,500 square feet of living space, offering fantastic natural light and beautiful views throughout. Built in two phases, the lodge's tasteful design combines rustic elements and traditional elegance. Its six suites include a vast third-floor master suite and lounge, while the fourth floor offers an observation tower with spectacular 360-degree views, capped by a tower above with a traditional lighthouse-inspired widow's walk.

The lodge's first two floors showcase the furniture-grade standards of this sturdy home, including unique touches like a one-of-a-kind walnut-carved bar and a signature fireplace adorning the open-interior great room. There's also a media room, an exercise area, and an impressive kitchen featuring dual Lacanche gas ranges/ovens and a large dining area with butler's pantry.

Strum Island is being offered fully furnished, including two boats and all furniture. The island has its own backup power source, heat, food, water, and the option for air travel via helicopter. The boathouse, beach hut, and staff quarters offer additional finished space to accommodate more guests or can provide flexible spaces for other uses. The tranquil surroundings feature well-manicured landscaping, beautiful gardens, greenhouses, walking trails, and thousands of indigenous trees and native plants.

Surrounded by all the beauty and grandeur of the Atlantic Ocean, this unparalleled luxury retreat is just three minutes by boat from the mainland wharf, from where it's just five minutes by car to the charming town of Mahone Bay or 15 minutes to even more amenities at Lunenburg.

STRUM ISLANDNova Scotia, Canada
10 acres**USD 11,500,000****INQUIRIES**Tim Allen
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ian@cowansmithteam.ca
1 902 430 5610



BUCK ISLAND

HILTON HEAD, SOUTH CAROLINA, UNITED STATES



Welcome to Buck Island, a secluded haven tucked away on a private 10-acre island just off Hilton Head. This unique sanctuary, with its main and guest houses, is the perfect destination for those seeking the ultimate in privacy and tranquility. It can comfortably accommodate up to 26 guests and offers a plethora of amenities to ensure a memorable private island experience.

A brief 15-minute boat journey transports you to your elite hideaway. Leave your vehicles at the Marina, pack your essentials, and prepare to enter a world apart. The island boasts an abundance of waterfront vistas for you to relish as you explore, relax by the pool, unwind in the hot tub, or dine outdoors on the spacious deck.

The main house is a marvel of design, with large windows that invite the stunning water views inside, filling the interiors with natural light. The living room, characterized by its bright and airy atmosphere, features floor-to-ceiling windows that beautifully frame the water and horizon, making it one of the home's most picturesque spaces.

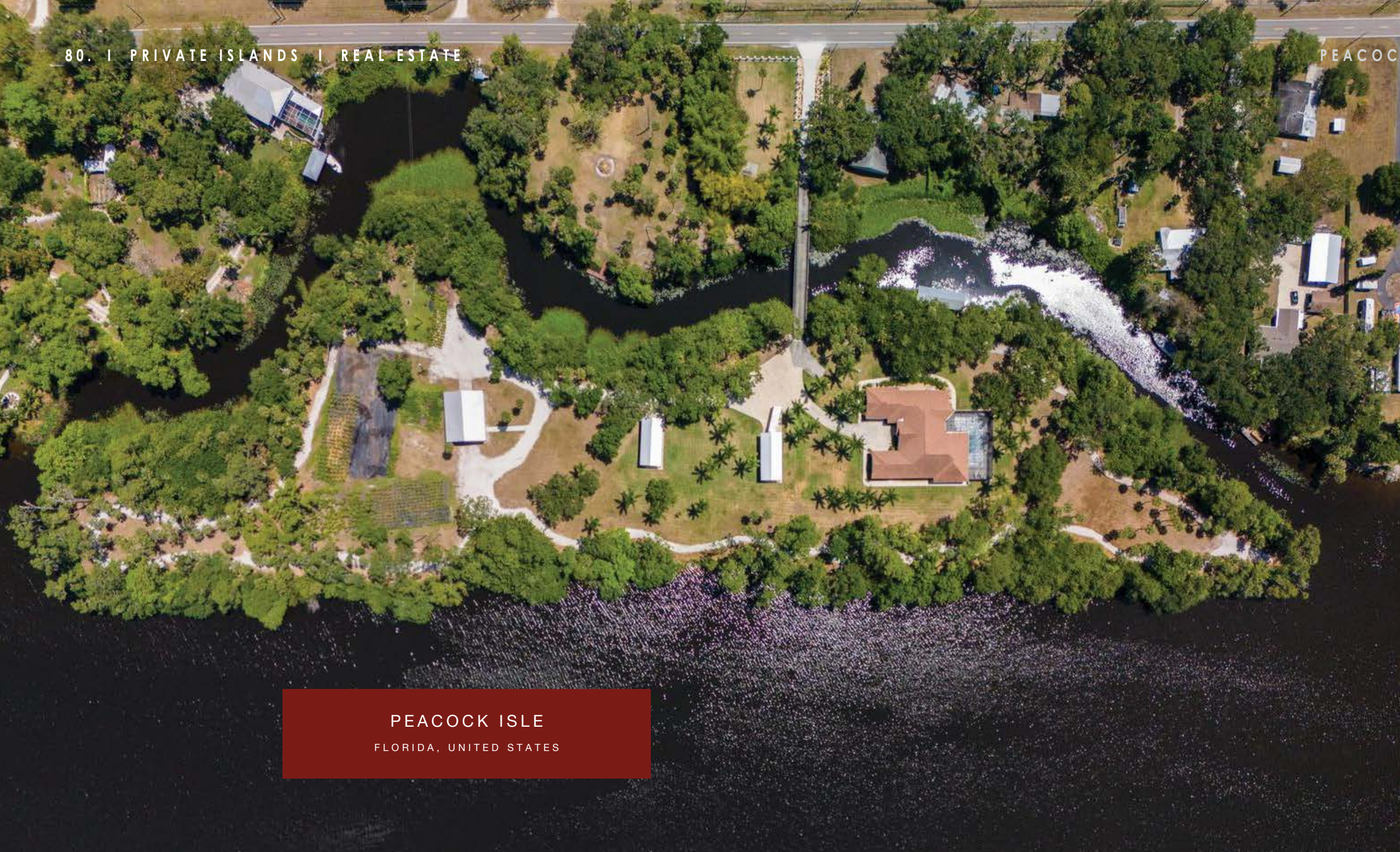
The banquet table, designed for group gatherings, seats 10, with additional seating available at the barstools in the gourmet chef's kitchen. Equipped with top-tier appliances and all the necessities for serving a large group, the kitchen is a culinary dream. A unique indoor conservatory, built around a tree, seamlessly integrates the outdoors into the home, adding to the distinctive charm of Buck Island.

The lounge, furnished with cozy sofas, a TV, a pool table, and a bar area, is the ideal spot for socializing and bonding. The main house also features five luxurious bedrooms, each with a king bed and ensuite bathroom, ensuring each guest has their private retreat.

Buck Island also boasts a guest house, complete with a living area, full kitchen, and wraparound deck for extra accommodation. It houses two peaceful bedrooms with queen beds, three full bathrooms, and a bunk room with five full beds and an additional queen bed, providing ample space. A lofted play area adds a playful touch, perfect for young explorers.

Elevate your group vacation with the unmatched luxury of Buck Island, where every detail is meticulously crafted for a remarkable experience.

For more information or to make a reservation, please email experience@avantstay.com or call 833 442 8268.



PEACOCK ISLE
FLORIDA, UNITED STATES

Imagine waking up to a beautiful sunrise or watching a gorgeous sunset from your private island. This single family home boasts 3 bedrooms, 3.5 baths, and a plethora of luxurious amenities that will make you never want to leave. The stainless steel appliances along with locally crafted kitchen cabinets make cooking a breeze. Step inside and be greeted by tile flooring throughout the home which adds a touch of elegance. The spacious office is perfect for work or for relaxing in peace. The in-ground pool beckons you to take a refreshing dip, while the river frontage offers breathtaking views and a tranquil setting to unwind. Enjoy the river frontage and tropical foliage while walking along the mile long shell rock path on your private island. With Gulf access right at your doorstep, you can easily explore the surrounding waters and enjoy all that island living has to offer via your own pontoon boat.

Peacock Isle is a true slice of 8+ acres of paradise which includes 3+ acres of the Corp of Engineers right of way. For those looking to escape the hustle and bustle of city life, this gated property accessed by your own bridge offers the perfect retreat or a place to entertain family and friends. This home has it all. The concrete block barn provides ample storage space for all your outdoor gear, while lush landscaping and tropical foliage create a serene atmosphere. There are two RV pads with awnings, 50 amp pedestals and water and septic for yourself or for those visiting.

Fort Denaud is an agriculturally rich area of Florida which is steeped in history. It was established as a military post in 1838 during the Second Seminole War. Less than a 10-minute drive away is the LaBelle Nature Park, a lush, nine-acre hammock on a bluff along the river with numerous hiking trails winding among bromeliad-draped live oaks and tall cabbage palms. Just a 30-40 minute drive to the southwest, Fort Myers offers an abundance of fantastic dining, shopping and cultural options. Sanibel and Fort Myers Beach are easy access as well.

PEACOCK ISLE

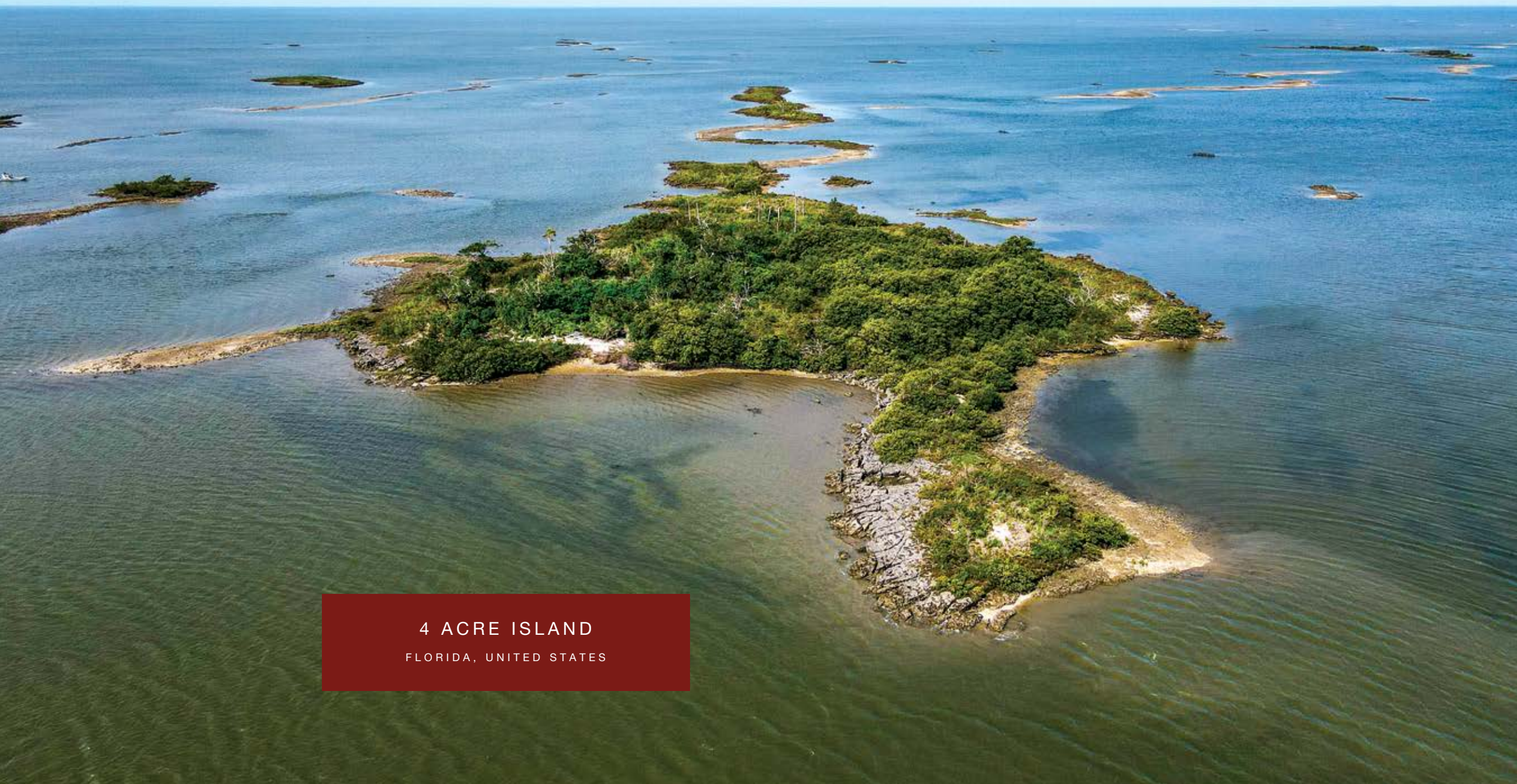
Florida, United States
8 acres

USD 4,995,000

INQUIRIES

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4 ACRE ISLAND
FLORIDA, UNITED STATES

Florida's North Central coast is one of the state's most unspoiled and affordable regions, offering a rich variety of gorgeous natural settings, excellent quality of life, and a reasonable cost of living. Within this area is a hidden gem, a four-acre island located off the coast of the picturesque hamlet of Yankeetown that is ready to become your private Florida getaway. In the mornings you'll be greeted by amazing sunrises over a picture-perfect view of the Yankeetown coast, while in the evenings you can enjoy a peaceful sunset over Withlacoochee Bay and the Gulf of Mexico from the island's west side. Spend your days sunbathing, snorkeling, fishing, bird watching, canoeing, hiking, exploring uninhabited local islands, and so much more.

The possibilities on this coastal isle are endless, whether you choose to create an off-grid private residence either humble or grand, transform it into an epic vacation rental to beef up your passive income portfolio, or keep it an undisturbed natural island for a complete escape from the busy modern world. The city of Yankeetown has provided documentation that the island is buildable, though of course your specifics will need to be confirmed with the city.

A very special little coastal town that just celebrated its 100th birthday, Yankeetown still preserves much of its early charm, with a main street flanked by majestic oak trees draped with Spanish moss. First settled by fishermen on the banks of the Withlacoochee River in 1923, Yankeetown had a moment in the spotlight for a few weeks in 1961, when Elvis Presley came to town to make his ninth movie, "Follow That Dream." Bird Creek Bridge, which still stands today just south of the island, was the site of much of the filming, and a section of County Road 40 leading into Yankeetown was renamed Follow That Dream Parkway. Now you too can follow that dream.

4 ACRE ISLAND

Florida, United States
4 acres

USD 500,000

INQUIRIES

Chad Shaffer
chad@homenvrealty.com

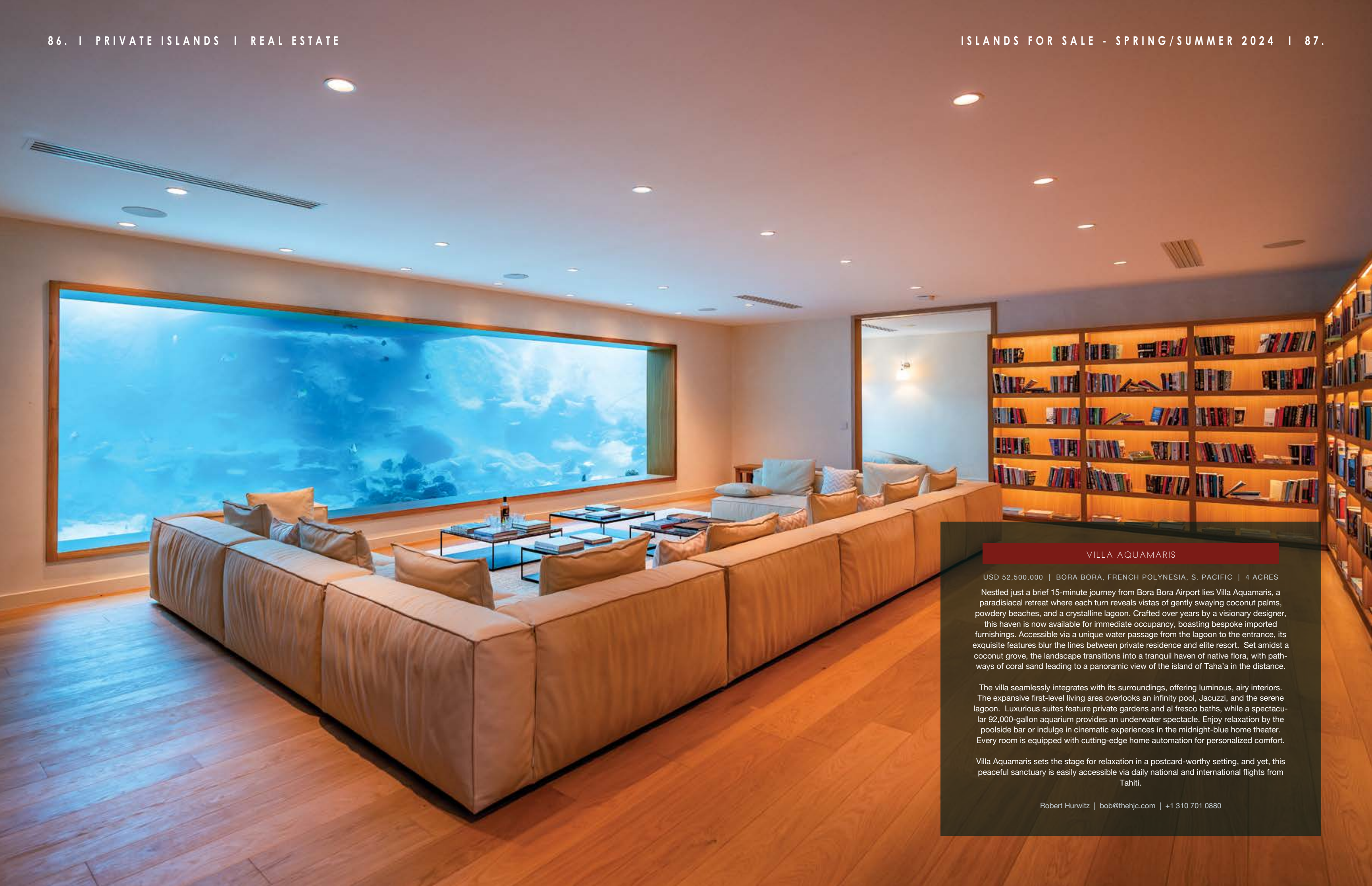


ISLA DE PUERCOS

USD 11,000,000 | PANAMA, CENTRAL AMERICA | 200 ACRES

Located in the Gulf of Panama, Isla de Puercos is a pristine private island covering about 200 acres, just a short distance south of Panama City. Situated within the renowned Pearl Islands chain, famed for its history and untouched scenery, the island features 11 picturesque beaches, warm crystalline waters, and abundant activities, offering an ideal retreat for those craving seclusion. The island is self-sufficient in essential resources, featuring seasonal streams and potential for well water, with desalination units as a viable option. Energy requirements can be met through solar, wind generators, and diesel sources commonly used across the archipelago. Held by a single Panamanian corporation with a clear title, the island presents buyers with the option to acquire it individually or through the corporation. With versatile zoning, Isla de Puercos accommodates various ventures, from exclusive residences or resorts to sport fishing enterprises or investment opportunities. Its elevated peak, reaching approximately 325 feet, offers stunning vistas for potential villa or resort sites. The island's strategic location, just 1.2 miles from Isla Del Rey and south of Panama City, ensures easy access via daily ferry services and commercial flights. Surrounded by other islands in varying stages of development, Isla de Puercos stands as a promising investment destination.

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VILLA AQUAMARIS

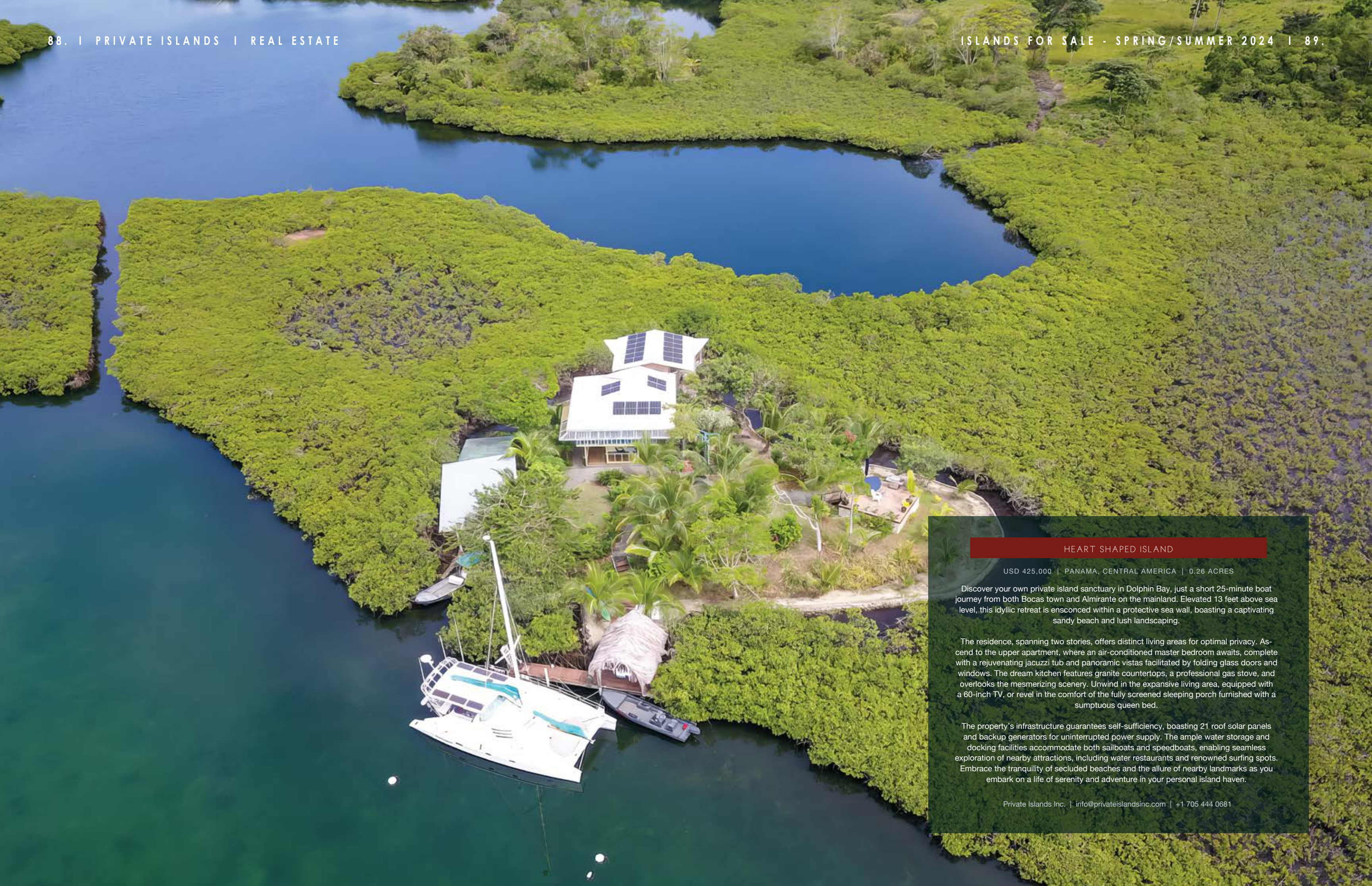
USD 52,500,000 | BORA BORA, FRENCH POLYNESIA, S. PACIFIC | 4 ACRES

Nestled just a brief 15-minute journey from Bora Bora Airport lies Villa Aquamaris, a paradisiacal retreat where each turn reveals vistas of gently swaying coconut palms, powdery beaches, and a crystalline lagoon. Crafted over years by a visionary designer, this haven is now available for immediate occupancy, boasting bespoke imported furnishings. Accessible via a unique water passage from the lagoon to the entrance, its exquisite features blur the lines between private residence and elite resort. Set amidst a coconut grove, the landscape transitions into a tranquil haven of native flora, with pathways of coral sand leading to a panoramic view of the island of Taha'a in the distance.

The villa seamlessly integrates with its surroundings, offering luminous, airy interiors. The expansive first-level living area overlooks an infinity pool, Jacuzzi, and the serene lagoon. Luxurious suites feature private gardens and al fresco baths, while a spectacular 92,000-gallon aquarium provides an underwater spectacle. Enjoy relaxation by the poolside bar or indulge in cinematic experiences in the midnight-blue home theater. Every room is equipped with cutting-edge home automation for personalized comfort.

Villa Aquamaris sets the stage for relaxation in a postcard-worthy setting, and yet, this peaceful sanctuary is easily accessible via daily national and international flights from Tahiti.

Robert Hurwitz | bob@thehjc.com | +1 310 701 0880



HEART SHAPED ISLAND

USD 425,000 | PANAMA, CENTRAL AMERICA | 0.26 ACRES

Discover your own private island sanctuary in Dolphin Bay, just a short 25-minute boat journey from both Bocas town and Almirante on the mainland. Elevated 13 feet above sea level, this idyllic retreat is ensconced within a protective sea wall, boasting a captivating sandy beach and lush landscaping.

The residence, spanning two stories, offers distinct living areas for optimal privacy. Ascend to the upper apartment, where an air-conditioned master bedroom awaits, complete with a rejuvenating jacuzzi tub and panoramic vistas facilitated by folding glass doors and windows. The dream kitchen features granite countertops, a professional gas stove, and overlooks the mesmerizing scenery. Unwind in the expansive living area, equipped with a 60-inch TV, or revel in the comfort of the fully screened sleeping porch furnished with a sumptuous queen bed.

The property's infrastructure guarantees self-sufficiency, boasting 21 roof solar panels and backup generators for uninterrupted power supply. The ample water storage and docking facilities accommodate both sailboats and speedboats, enabling seamless exploration of nearby attractions, including water restaurants and renowned surfing spots. Embrace the tranquility of secluded beaches and the allure of nearby landmarks as you embark on a life of serenity and adventure in your personal island haven.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681

PECK ISLAND

USD 2,950,000 | MICHIGAN, UNITED STATES | 60 ACRES

Indulge in the ultimate island lifestyle with this custom-built 3-bedroom, 3-bathroom Adirondack-style home perched along the pristine coastline of Peck Island. Accessible only by boat from Drummond Island's north shore, Peck Island sprawls across over 60 acres of unspoiled beauty, offering breathtaking water vistas as far as the eye can see.

Crafted for year-round living, the main house features a welcoming open layout adorned with elegant Tamarack hardwood floors and radiant in-floor heating. Vaulted ceilings and a cozy wood-burning flagstone fireplace accentuate the spacious living room, complemented by generous built-in shelving. The island kitchen boasts stainless steel appliances, custom tile backsplash, and a farmhouse dining island with a butcher-block top, all overlooking the tranquil waters.

Outside, an Ironwood deck wraps around the home, while a heated ATV shed, detached garage, and pier shed offer ample storage for outdoor essentials. An air-conditioned art studio provides a creative haven with panoramic water vistas, while fenced gardens and ATV trails enhance the natural charm of the property. An 80-foot pier with a viewing deck and floating dock beckons exploration of the surrounding islands, making this a sanctuary for outdoor enthusiasts and nature aficionados alike. Embrace the opportunity to own a timeless island escape designed for generations of enjoyment.

PUMPKIN ISLAND

USD 14,000,000 | AUSTRALIA, SOUTH PACIFIC | 15 ACRES

Nestled in the Southern Great Barrier Reef's Keppel Group of islands, Pumpkin Island is a stunning, soothing, highly successful and impeccably rated eco-friendly retreat, catering to couples, family groups and larger parties. With five self-contained ocean-front guest cottages with outdoor decks plus two bungalows with open-air kitchens and bathroom facilities, the island has room for up to 34 guests seeking the ultimate completely off-the-grid experience. Powered by solar and wind and with plentiful rainwater storage, Pumpkin Island was the first beyond carbon neutral island in Australia and was named the most sustainable hotel in Australasia in 2018. Dolphins, turtles, and whales are regular offshore neighbors, and the area's famed coral reefs literally surround the island, just waiting to be explored via snorkeling, glass-bottom kayaking, or stand-up paddle boarding. Fish for your supper in the rich waters or harvest your own oysters off the rocks. Pumpkin Island is offered as a rolling lease, with renewal due in 2046, but the opportunity it affords is timeless.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681



SANGELI ISLAND

MALDIVES, ASIA

Located at the North-Western tip of Malé Atoll, Sangeli Island embodies luxury as a Five-Star resort, offering a seamless beach holiday experience in the Maldives. Its contemporary-designed villas and suites cater to discerning travelers, set amidst some of the most captivating dive and snorkeling spots in the Malé Atoll.

Stand-alone beach & water villas, both with and without private pools, provide spacious and exclusive accommodations. The resort's premium holiday plan, The Serenity Plan™, elevates the experience with fine dining options at two specialty restaurants — Just Grill & JustWok — alongside complimentary in-villa mini bar replenishments.

With a focus on hassle-free indulgence, Sangeli Island promises a haven of relaxation and adventure in one of the world's most exotic locales.

adam@privateislandsinc.com | +1 416 728 4989

AILAFUSHI ISLAND

MALDIVES, ASIA

Immerse yourself in the vibrant allure of Ailafushi Island, where adventure meets relaxation and every moment is infused with playful energy. In the Maldivian language, Dhivehi, 'Aila' translates to family, and 'Fushi' to island, encapsulating the essence of togetherness and fun.

The Fushi Plan™ offers a carefree Maldivian holiday experience for modern travelers, whether families, couples, or friends. This 4-star island resort boasts 268 accommodation options across four categories, ensuring comfort and convenience for all guests.

Indulge in all-day dining at the Element X Restaurant, unwind with poolside fun at the X360 Bar, or savor surf n turf grills under the starlit sky at the Copper Pot Food Truck. For a truly spectacular dining experience, reserve a table at the Only BLU Under Ocean Restaurant.

At the heart of the island lies La Promenade, a chic hub featuring a café and retail scene, perfect for socializing with like-minded souls. From invigorating activities to memorable culinary delights, Ailafushi Island promises an unforgettable island getaway immersed in a buzzing party vibe.

adam@privateislandsinc.com | +1 416 728 4989

ISLA DE LUCAYA

THE EXUMAS, BAHAMAS, CARIBBEAN

Welcome to Isla De Lucaya, the ultimate private island destination in northern Exuma. With accommodations for up to 16 guests, six white sand beaches to choose from, a full staff and endless on and off island activities, this beautiful island will allow you to fully relax and experience luxury on a whole new level. The island is surrounded by the clearest water imaginable and has significant elevation with breathtaking views.

An untouched tropical forest on the island offers trails that will take you to secluded beaches and dramatic lookout points. From the stunning pool deck or the main villa, you can enjoy spectacular sunsets over the beautiful turquoise waters of The Bahamas. The island rental includes tailor-made haute cuisine prepared by world class chefs, based on both home-grown and organically sourced fresh produce. The chefs take great care in creating dishes that are delicious, healthy, and pleasing to all senses. A selection of wines and cocktails are also included. The island can be accessed directly via seaplane and customs may be arranged upon landing. Private jets may also fly to neighboring Norman's Cay which is just a short 5-minute boat ride away from Isla De Lucaya.

adam@privateislandsinc.com | +1 416 728 4989



ISLA KINIW

CURAÇAO, CARIBBEAN

Located in the Spanish Waters Bay of Curaçao, Isla Kiniw is an exclusive private island retreat for up to eight guests. A luxury Caribbean-style villa on the island provides all the modern-day services and amenities. With a beautiful panoramic view of the tropical waters, the villa has four luxurious bedrooms with ensuite bathrooms, a large living area with grand piano, and a fully equipped kitchen and dining area for a mesmerizing experience of island luxury. The tropical island has its own private beach, infinity pool, pool bar, sun loungers, and access to a private boat, a putting green, helicopter pad, and water sports gear. Located only five minutes away from the open sea, Isla Kiniw is the perfect spot for diving or deep-sea fishing while the Spanish Waters offer the ideal location for various water sports such as swimming, snorkeling, sailing, and waterskiing. This unique private island can be your own hideaway in complete privacy, but it is also possible to complete the luxury experience with personal staff including a private chef, butler, and housekeeping service. There is no other place in the Caribbean quite like it.



POWELL CAY

USD 7,950,000 | BAHAMAS, CARIBBEAN | 294 ACRES

With a total footprint of approximately 294 acres, Powell Cay's southern 168 acres are owned by the British Crown and are set aside for a proposed nature reserve. This makes the island's other 126 acres on its north end the ideal location for a boutique resort or peaceful private retreat.

Chris Plummer | CPlummer@HGC.com | +1 242 826 0477



FROZEN AND ALDER CAY

USD 25,000,000 | BAHAMAS, CARIBBEAN | 83 ACRES

Two private islands, Frozen Cay and Alder Cay, offer pristine havens with turquoise waters, white sand beaches, and lush vegetation. Frozen Cay boasts a spacious six-bedroom residence, while Alder Cay features a duplex staff house and a five-acre protected lagoon.

George Damianos | george.damianos@sirbahamas.com | +1 242 362 4211



CORAL ISLAND

PRICE UPON REQUEST | MARSHALL ISLANDS, S. PACIFIC | 131 ACRES

Enjoy your own slice of Marshall Islands paradise on Coral Island, a new resort and spa development on 131-acre Wotje Atoll with 12 exclusive residences coming soon. Each private residence will include its own one-acre private beachfront lot located on the island's lagoon side.

Todd Plowman | todd@altitudezero.net | +1 307 727 6852



LITTLE FRENCH KEY RESORT

PRICE UPON REQUEST | HONDURAS, CENTRAL AMERICA | 4 ACRES

A stunning island off the southern coast of Roatan, often called the Jewel of the Caribbean. With scuba diving, snorkeling, horseback riding, and spa services, it offers limitless ways to unwind. The resort includes a helicopter platform, suites, boats, bars and boutiques.

Larissa Lahijani Krupp | llarissa7@gmail.com | +1 949 356 2029



HAINS CAY

USD 37,900,000 | BAHAMAS, CARIBBEAN | 265 ACRES

Just 120 miles due east of Miami lies Haines Cay, a very rare island opportunity for the discerning developer. With its 265 glorious acres of unspoiled natural beauty set in a convenient location at the heart of the Berry Islands in The Bahamas, Haines Cay offers limitless possibilities.

Nick Damianos | nick.damianos@sirbahamas.com | +1 242 376 1841



SUGAR CAY

USD 10,000,000 | THE ABACOS, BAHAMAS, CARIBBEAN | 1.6 ACRES

Now you can become part of the elite Abaco Club community. Boasting 6 bedrooms, 5.5 bathrooms, and 8,000 sq. ft. of total living space, this estate exudes sophistication and serenity. Expansive decks and patios extend the living space and provide exquisite vistas of the surrounding landscape.

George Damianos | George.Damianos@SIRbahamas.com | +1 242 362 4211



ISLA GITANA

PRICE UPON REQUEST | PANAMA, CENTRAL AMERICA | 200 ACRES

Gitana is a breathtakingly beautiful 200+ acre private island which boasts numerous stunning beaches, a natural bay suitable for a marina, and is home to one of the richest marine and bird sanctuaries on the planet. The island's unique shape and location provide a naturally protected anchorage.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681



ZAMA CAYE

USD 4,000,000 | BELIZE, CENTRAL AMERICA | 4 ACRES

Nestled just off the southern tip of Placencia lies the captivating Zama Caye. This snorkeler's paradise offers breathtaking vistas of the aquamarine sea teeming with vibrant coral reefs and marine life. With pristine beaches, crystal-clear waters, and lush foliage, Zama Caye exudes tranquility.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681



TILLOO POND

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN | 11 ACRES

Tilloo Pond is situated on the 11-acre private island of Tilloo Cay. Resting in the Abaco Islands of the Bahamas and overlooking the aquamarine Sea of Abaco, it consists of three luxurious villas linked together with curving covered walkways and encompassed by wrap-around verandahs and lush gardens.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681



ISLAND OASIS

USD 19,250,000 | THE ABACOS, BAHAMAS, CARIBBEAN | 5 ACRES

Escape to Island Oasis, a private sanctuary of tranquility and luxury nestled within the breathtaking Abaco chain of islands. Just a short 15-minute boat ride from neighboring Green Turtle Cay and mainland Abaco, it offers easy access to restaurants, shops, and everyday conveniences.

Lana Rademaker | lana.rademaker@sirbahamas.com | +1 242 457 0406



UTOPIA ISLAND

USD 5,400,000 | PHILIPPINES, ASIA | 1 ACRE

Utopia Island has just undergone extensive renovation, revealing a stunning 7-bedroom, 9-bathroom home, private restaurant, pool and 2 helipads. Directly opposite the island is a stunning 5-acre private beach with a tranquil resort set against a backdrop of luscious vegetation.

Chris Coe | cjcoe@btinternet.com | +44 783 597 6388



MALI STON ISLAND

EUR 3,250,000 | CROATIA, EUROPE | 5.36 ACRES

Nestled in the protected waters of Malostonski Bay, between Croatia's Pelješac Peninsula and the mainland, lies the exclusive Mali Ston Island: a 5.36-acre haven waiting to be transformed. Covered in pine forest and surrounded by cobalt-blue water, this island offers endless possibilities.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681



ARGYLL ISLAND

GBP 10,000,000 | SCOTLAND, EUROPE | 261 ACRES

Nestled off Scotland's west coast and encompassing over 261 acres, this private and sheltered island lies within the accessible coastal region of Argyll & Bute. Argyll Island combines natural splendor, historical intrigue, and modern comforts, making it a true Scottish gem.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681



BAYWINDS

CAD 2,595,000 | GEORGIAN BAY, ONTARIO, CANADA | 7 ACRES

Baywinds captures the essence of cottage living in Georgian Bay. This idyllic retreat adheres to four guiding principles: showcasing breathtaking views, seamlessly blending indoor and outdoor spaces, ensuring privacy, and preserving the timeless charm of a classic cottage.

George Webster | george.webster@rogers.com | +1 416 938 9350



STRUM ISLAND

USD 11,500,000 | NOVA SCOTIA, CANADA | 10 ACRES

The Lodge at Strum Island is a meticulously hand-crafted private island paradise in Mahone Bay. While the inside features 6 suites, a hand-carved bar, and an observation tower with 360-degree views, the outside offers lush gardens, greenhouses, and indigenous trees.

Billy Schmidt | billy@timallenproperties.com | +1 831 200 3939

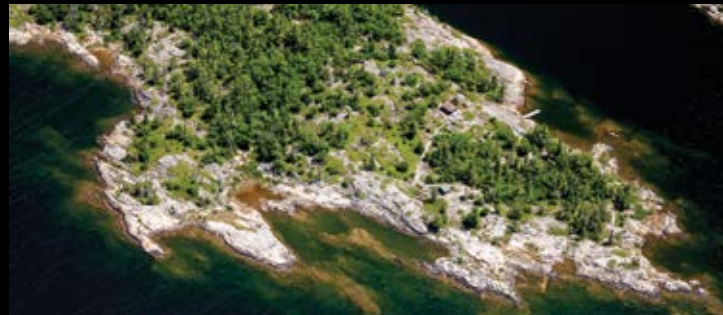


CAMERON ISLAND

CAD 1,200,000 | NOVA SCOTIA, CANADA | 80 ACRES

Cameron Island is 80 acres of pristine wilderness, complete with towering trees, rugged cliffs, stunning views, and its own private beaches, allowing you to enjoy the tranquility and solitude of island living while still being just a short boat ride away from mainland Cape Breton.

Sherry MacLeod | Sherry@capebretonrealty.com | +1 902 227 7533



ARDWELL ISLAND POINT

CAD 1,240,000 | GEORGIAN BAY, ONTARIO, CANADA | 11 ACRES

Ardwell Island provides the ideal setting to establish a three-season home. Eleven acres are currently available on the southern tip of the island with 2,490 feet of waterfront on three sides, guaranteeing spectacular unobstructed views to the west and south across the open water.

George Webster | george.webster@rogers.com | +1 416 938 9350



COW ISLAND

CAD 2,850,000 | GEORGIAN BAY, ONTARIO, CANADA | 6.2 ACRES

Cow Island comfortably accommodates 8 people in its 3-bedroom cottage. An extensive network of trails traverses the island's woodlands, providing passage to its 2,411 feet of shoreline dotted with serene swimming areas. A large dry boathouse/workshop connects the dock and several outbuildings.

George Webster | george.webster@rogers.com | +1 416 938 9350



4 ACRE BUILDABLE ISLAND

USD 500,000 | FLORIDA, UNITED STATES | 4 ACRES

This hidden paradise on Florida's North Central coast just off the picturesque hamlet of Yankeetown, awaits as your private Florida getaway. Wake up to breathtaking sunrises over the Yankeetown coast and unwind with peaceful sunsets over Withlacoochee Bay and the Gulf of Mexico.

Chad Shaffer | chad@homenvreality.com | +1 386 405 3133



RED ROCK ISLAND

USD 25,000,000 | CALIFORNIA, UNITED STATES | 6 ACRES

This untouched private island awaits visionary investors and nature enthusiasts. Trails lead to panoramic views of jade waters, while echoes of its past resonate through abandoned mining tunnels. This is a once-in-a-lifetime opportunity to shape a coastal legacy near an iconic city.

Private Islands Inc. | info@privateislandsinc.com | +1 705 444 0681



DAISY ISLAND

CAD 3,400,000 | GEORGIAN BAY, ONTARIO, CANADA | 2.85 ACRES

Located in the highly desirable Sans Souci cottage community of Ontario's Georgian Bay, Daisy Island features spectacular open-water sunset views and a sheltered deep-water harbor. Completely renovated, with all infrastructure upgraded and two stylish new guesthouses added.

George Webster | george.webster@rogers.com | +1 416 938 9350

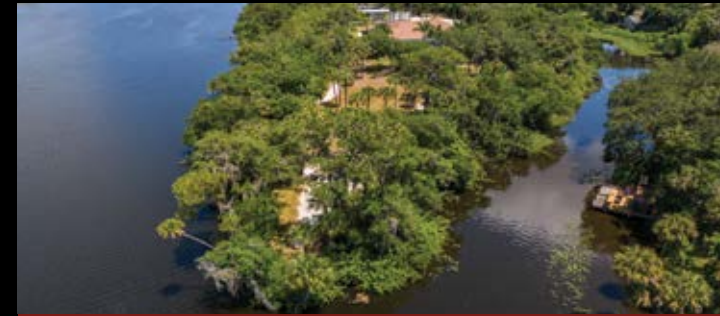


WHITE PIGEON ISLAND

CAD 4,850,000 | GEORGIAN BAY, ONTARIO, CANADA | 4 ACRES

Sans Souci Cottage is an architectural masterpiece. Along with the Main Cottage is a detached Guest Cottage, gym, dry boat house, and protected dockage. Beautifully landscaped with sand beaches and groomed trails, it's a perfect retreat for swimming, kayaking, and fishing.

George Webster | george.webster@rogers.com | +1 416 938 9350



PEACOCK ISLE

USD 4,995,000 | FLORIDA, UNITED STATES | 8 ACRES

With Gulf access via your own pontoon boat, Peacock Isle offers over 8 acres of paradise. Escape city life and unwind in this serene oasis. Fort De-naud, steeped in history, awaits just minutes away, along with nearby nature parks and cultural options in Fort Myers.

Chris Burlingame | chris@soland.com | +1 630-430-8255



LITTLE RACCOON KEY

USD 649,000 | GEORGIA, UNITED STATES | 40 ACRES

This unique private island sanctuary is a mere 10-minute boat ride from neighboring Jekyll Island, rich in marine, land, and bird wildlife that remains untouched by the modern world. In recent years, it has been named by the luxury travel world as one of the country's best glamping destinations.

Susan Imhoff | Susanimhoff2@gmail.com | +1 912 222 5686



BURRITTS ISLAND

GEORGIAN BAY, ONTARIO, CANADA

Burritts Island is a high-end island rental compound on a 7.14-acre private island, delivering front-row access to the serene beauty of Georgian Bay. The property is ensconced in a secluded stretch of the bay south of Byng Inlet, accessible only via boat.

george.webster@rogers.com | +1 416 938 9350



MOTU FARA

FRENCH POLYNESIA, SOUTH PACIFIC

This island jewel features two villas with private swimming pools, air conditioning, and free broadband internet. You have the option of booking one of the villas or completely privatizing the island for a more immersive experience with up to 12 guests.

adam@privateislandsinc.com | +1 416 728 4989



JAPAO PRIVATE ISLAND

BRAZIL, SOUTH AMERICA

Operated as an all-inclusive island escape for one group of 2-8 guests, this magnificent retreat delivers a 6.1-acre tropical playground with its own private beach, swimming pool, hot tub and 7,000 square feet of living space of jaw-dropping design.

adam@privateislandsinc.com | +1 416 728 4989



KANU PRIVATE ISLAND

BELIZE, CENTRAL AMERICA

This private island compound features beautiful palm trees and white sand beach, and is ideally located close to mainland Placencia. Enjoy an all-inclusive luxurious island all to yourself, perfect for family getaways or corporate retreats with the dazzling ocean visible at every turn.

adam@privateislandsinc.com | +1 416 728 4989



BUCK ISLAND

SOUTH CAROLINA, UNITED STATES

Welcome to Buck Island, a secluded haven on a private 10-acre island near Hilton Head. This unique sanctuary accommodates up to 26 guests. The main house features stunning water views, a gourmet kitchen, and a conservatory built around a tree. A guest house provides extra space.

adam@privateislandsinc.com | +1 416 728 4989



LUXUMAS

EXUMAS, BAHAMAS, CARIBBEAN

Nestled on an unspoiled 2.75-mile-long island just north of David Copperfield's famed Musha Cay, Luxumas boasts two distinct beaches - one with crashing ocean waves and the other featuring a gigantic natural pool. Experience the magic of Luxumas, an affordable slice of paradise.

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GLADDEN PRIVATE ISLAND

BELIZE, CENTRAL AMERICA

The perfect fusion of privacy and full service. Enjoy the entire island for up to four guests. Staff reside on a smaller island and are available within minutes. Includes all meals, beverages, activities, and helicopter transfer from Belize City. Experience the world's most private island.

adam@privateislandsinc.com | +1 416 728 4989



ROUND CAY

HONDURAS, CENTRAL AMERICA

Round Cay is a glorious little gem set within the Cayos Cochinos. The entire island can be yours for a couple of nights or a couple of months. With 10 beds and 8 baths across three cabins, the island can comfortably accommodate 20 people, making it perfect for a family or special group of friends.

ana@paraisohotelhn.com | +504 3392 9439



NAYARA BOCAS DEL TORO

BOCAS DEL TORO, PANAMA, CENTRAL AMERICA

Located in the Bocas Del Toro Archipelago of northeast Panama, this adults-only private island resort offers a unique and romantic experience. The resort features Balinese-style villas with private pools, oceanfront terraces, and even glass floor inlays to observe marine life.

reservations@aerialbvi.com | +1 416 728 4989



AMILLA MALDIVES RESORT & RESIDENCES

MALDIVES, ASIA

This luxury destination is located just a 30-minute flight from Male, featuring villas that sit over crystalline waters in the Baa Atoll UNESCO World Biosphere Reserve. Enjoy a welcoming atmosphere and personalized service to complement world-class amenities.

stay@amilla.com | +960 660 64 44



JOALI BEING

MALDIVES, ASIA

A nature immersive wellbeing island retreat, Joali Being is centered around "weightlessness" – a feeling of freedom, lightness and joy. Discover a collection of inspiring spaces designed for reflection, exploration and growth, created in collaboration with knowledgeable wellbeing experts.

info.being@joali.com | +960 658 31 00



VELAA PRIVATE ISLAND

MALDIVES, ASIA

In Noonu Atoll lies Velaa Private Island, an ultra-exclusive boutique hideaway that showcases its stunning Indian Ocean setting while elevating the definition of luxury, featuring 47 butler-serviced private villas, houses and residences immersing guests in nature, comfort and privacy.

reservations@velaaaisland.com | +960 6565 243



Make Your Island Mosquito-Free!

Follow the secret of success of many other islands and achieve a **mosquito-free** haven where luxury meets sustainability. Transform your private island into an oasis of serenity with Biogents cutting-edge mosquito traps and sit back - we'll take care of everything for you! Elevate the luxury experience by ensuring an uninterrupted, eco-friendly environment. Our sustainable solutions redefine island living, letting you showcase your paradise in its full splendor. Ready to transform your slice of paradise?

- ✓ 100% insecticide free
- ✓ Long-lasting results

- ✓ Backed by 20+ years of research
- ✓ Sold in over 100 countries

- ✓ Safe for pets and children
- ✓ Harmless to other insects



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Dr. Bart GJ Knols | info@ksconsulting.nl | + 31 6 2001 4927
<https://info.biogents.com/en/mosquito-solutions-for-islands>



SCAN ME

Unveiling the Extraordinary

- LUXUMAS -



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