

## Luxury Property Opportunity Bahamas

A "Tailormade Investment Village" -  
The Heights at Lake Cunningham



**The best and highest location on the Bahamas**

**Exclusive Gated Development**

**The only quality development we have found in the world with  
views of both Lake and Ocean**

**Luxury Villas from US\$1,100,000**  
**Penthouses and Apartments from US\$640,000**  
(take advantage of the excellent US\$ to £ exchange rate)  
*Secured exclusively for our clients*

The Villas are of the highest quality & specification  
Below market value based on price per square foot  
Only 30% deposit then nothing more to pay until completion



**Imagine for a moment...** Stepping out of your private veranda to one of the most spectacular views in Nassau. From high above, your panoramic view covers the new Bahamar Mega Resort and Casino, on the horizon on Cable beach, downtown Nassau, Paradise Island, to the Ocean and beyond. The views will keep you mesmerized for a lifetime.

### Villa Specification

Enjoy open plan living with breathtaking views from every room. Featured is luxury furniture package, floor to ceiling windows, wide balcony, private terrace & garden with an extra outdoor kitchen and barbeque and private media room with pre-wiring for full house entertainment system. 24 hr security, lush landscaping, steel reinforced concrete construction, impact resistant glass, private driveway, central a/c, Jacuzzi tub, private pool in the Chatau and Avalon models, in-house security system, Oak wood floors, custom designed European style kitchen, granite countertops, Kitchen Aid, GE and Kohler appliances and polished chrome faucets.



### LOCATION

Just minutes from the Airport, Cable Beach, South Western part of Island, downtown Nassau and 20 minutes from the world famous Atlantis Resort.

**7 BESTINVEST** says:

"This is one of the most outstanding developments we have seen in the Caribbean, and a truly world class product. Its location on Lake Cunningham the highest elevation on the Island, is well placed to make the most of the Bahamas' beauty, lake activities and peace and quiet while still offering fantastic beaches, water sports, downtown shopping & nightlife and enjoyment of the Atlantis resort. We see these villas as a hold for over 7 years as they offer excellent rental demand and excellent prospects for capital growth."