



Ultimate reality

Owning an island may be the dream for most, but these global agencies are turning dreams into reality, with the hottest real estate on the planet

Private island real estate is a limited market, but with the many islands available for sale in the Bahamas, Sotheby's Realty and Christie's International Real Estate have a lock on the market. Vladi Private Islands focuses on islands in the Mediterranean for a different kind of island living, with huge

Above: Munjack Cay in Abaco, Bahamas where green turtles and stingrays inhabit the area
Right: CocoCay locally known as Little Stirrup in the Bahamas, is located the north of Nassau

opportunities for commercial development in the future of many of the available properties.

SOTHEBY'S

At Sotheby's Realty, the Bahamas seem to be the focus of the private island sales. While there are many islands for sale, the jewels of the collection seem to be some of the higher priced properties.

Cave Cay in the Exuma Cays is currently listed for USD\$54.8 million and is partially developed for private use. With 220 acres total, the island is set

up with a 20 bed, 20 bath resident, though this includes accommodation for staff. Further

construction is underway on the island and it has been approved for commercial development. Crown Pigeon Island and the surrounding cays are up for sale at Harbour Island for a cool USD\$44.3 million, given it is currently the most developed island on the list. With a smaller plot of only 11 acres, it's the 15 bed, 20 bath residence of 12,000 square feet that >





says the most for this quite incredible private getaway.

Hummingbird Cay, part of the Exuma Cays, is also for sale, clocking in at USD\$34.9 million. A larger cay of 175 acres in full, it has been partially developed, with a 10-bed, 10-bath residence of 5,000 square feet, but there is plenty of space for further development here. sothebysrealty.com/eng/sales/int/private-island-type

CHRISTIE'S

When it comes to it, Christie's International Real Estate offers slightly more affordable options

for those shopping in the private island market. With options in the Bahamas also, and a focus on some islands off the coast of South America, Christie's branches out and tends to focus on less developed properties.

Clove Cay in the Bahamas is currently listed for USD\$18 million, with the 144 acre property largely undeveloped. A 3,000 square foot interior boasts 3-bed, 3-bath, though it has deteriorated and is in need of repair. Foundations are good for further development and restoration for those looking for that private island life.

Hoffman's Cay in the Berry Islands is a 214 acre property listed for USD\$18 million. The island as a whole is around 350 acres, and the portion for sale is located on the southern part of the island. This property is undeveloped and in a pristine state, practically untouched by surrounding society, which would be just right for a buyer looking to create a private escape.

Among the Northern Abaco Cays is Jwycessa Island, 351 acres of undeveloped land that has received government approval for commercial development. At USD\$17.9 million, this property is ripe for hotel or resort development, with international access nearby and amazing surroundings. christiesrealestate.com/lifestyles/private-islands

VLADI PRIVATE ISLANDS

With a focus on islands in the Mediterranean, Vladi Private Islands covers a unique corner of the market that is largely untouched by other real estate companies. The many Italian, Greek and Croatian islands within the Mediterranean are ideal for European buyers and investors.

Isola Ravaiarine off the coast of Grado, Italy is currently listed for USD\$3.1 million for a 142 acre area, showing that the Mediterranean real estate

is at a more affordable level than the offerings of the Pacific. There is 9100 square footage of previously used buildings, including a restaurant and apartment buildings, with further development possible.

Located in the Adriatic Sea off the coast of Croatia, Male Orjule is a total of 97.6 acres and listed for USD\$7.8 million. The island is covered in olive groves and has been approved for development, as well as having agricultural infrastructure already in place to produce its very own olive products.

Just a stone's throw from Sicily, Santa Maria Island is 28.4 acres with previously developed property. The 4,951-square foot mansion is in belle-epoque style, and there are shelters for animals as well as lodging for the island keepers. A small 16th Century chapel completes the romantic atmosphere of the island. This property is currently listed for USD\$17.8 million and is completely private, considering the shallows prevent most boats from docking. vladi-private-islands.de

Above: Life on the Med; there are private islands available in Italy, Greece and Croatia
Below: The Adriatic Sea and The Bahamas also offer pristin island investment opportunities

