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SPRING/SUMMER 2023

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53 ISLANDS FOR SALE OR RENT

An aerial photograph of a tropical island. The water is a vibrant turquoise color, transitioning to a deeper blue further out. The island's surface is covered in dense green vegetation. In the lower right corner, a small building with a blue roof is visible, surrounded by trees and a dirt path. The overall scene is serene and idyllic.

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PRIVATE ISLAND

PLACENCIA, BELIZE



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A nighttime photograph of a swimming pool at Japao Private Island. The pool is illuminated with a bright blue light, and several lounge chairs are arranged around it. The background is filled with palm trees and other tropical vegetation, some of which are lit up with warm, yellow lights. A stone wall and a building are visible on the right side of the image.

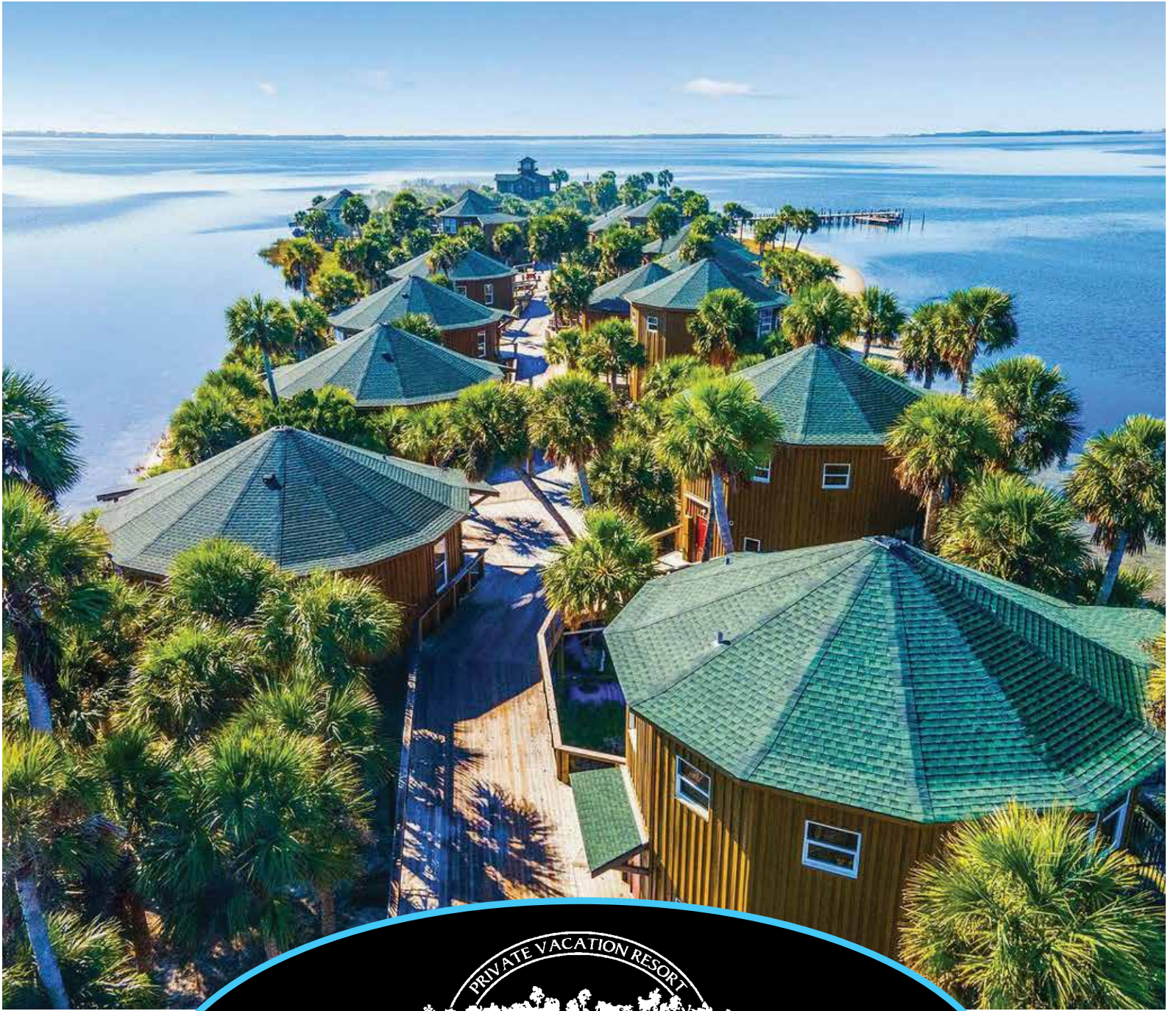
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VALLEY STREAM
A PRIVATE EDEN



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CHRIS KROLOW

PUBLISHER, PRIVATE ISLANDS



Private islands are perfect backdrops for creating great stories. Each island is a beautiful world of its own, with a cast of characters that includes owners or management teams and guests. In every issue of *Private Islands* magazine, you get a taste of the history and the settings that make the featured island properties unique. But there's always so much more to the stories! When I was hosting the HGTV series *Island Hunters*, which ran for five successful seasons, we had the luxury of video visuals and narratives built around the sale or rental of an island in each episode. It was an enjoyable—albeit time-consuming—project that expanded awareness of the exciting private islands real estate market. That said, I've always known there was more to tell, in a way that was much less staged than *Island Hunters*. Let's face it, an island usually takes longer than a 22-minute episode to sell. So, keep watching this space. Plans are underway for a new series, filmed on my own terms, that will truly take you behind the scenes. You can count on gorgeous locations, colorful characters, and special islands. We're mapping out the potential locations now, so if you are an island owner with a compelling sale or renovation plan, drop me a note. You never know what might transpire!

Of course, we're not overlooking this new issue in your hands, which features Guest Editor Fabien Cyrille. The French entrepreneur fell in love with Polynesia through scuba diving and returned later to purchase Motu Fara (p. 22), a private island available for fully catered rental from September of this year. I'd also like to call attention to Columbia and Pea (p. 26), a pair of islands for sale just a short boat ride from New York City that would make an incredible corporate investment. There's really nothing else like them for wow factor: Imagine taking the office elevator to the rooftop helipad and within minutes you're holding a meeting in an island boardroom with Manhattan views. What better place to seal a deal!

That's really the power of private islands, the ability to inspire and delight. They set the stage for magic to happen—and for amazing stories to be told. I'm looking forward to sharing more of them with you very soon.

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

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Our flagship website, Private Islands Online, was instrumental in launching the market for private islands. With more than 1,000 islands for sale or rent and a subscriber base of more than 70,000, it's the first stop for potential island buyers to begin their search for paradise.

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FABIEN CYRILLE

OWNER OF MOTU FARA



My journey to island ownership began after I completed my master's degree in business law and decided to move to Polynesia in 1999. I have been a scuba instructor for a very long time, and Polynesia (especially Rangiroa and Fakarava) was a dream for me. After extensive travels, I returned to France and today I manage the investment company I created in 2017, but I have always maintained strong ties with Polynesia. On a return trip in 2018, I bought Motu Fara, and then worked for four years to renovate everything.

It took a lot of effort to fully restore and build some parts. Bringing equipment here is very complicated, and if something is missing it quickly becomes annoying. We also had to meet some technical challenges, such as building a swimming pool on a motu in the middle of the Pacific Ocean and powering a special variable-intensity swimming pool pump with photovoltaic panels. The process has been interesting, but my time on Motu Fara has been extraordinary. We have two fully renovated villas, each with its own

swimming pool, tucked into the palm trees. To be totally alone on a private island in the middle of the Pacific, in the center of the pass of an atoll known worldwide for its beauty and its fish, in complete autonomy but total comfort, is a rare and magical feeling.

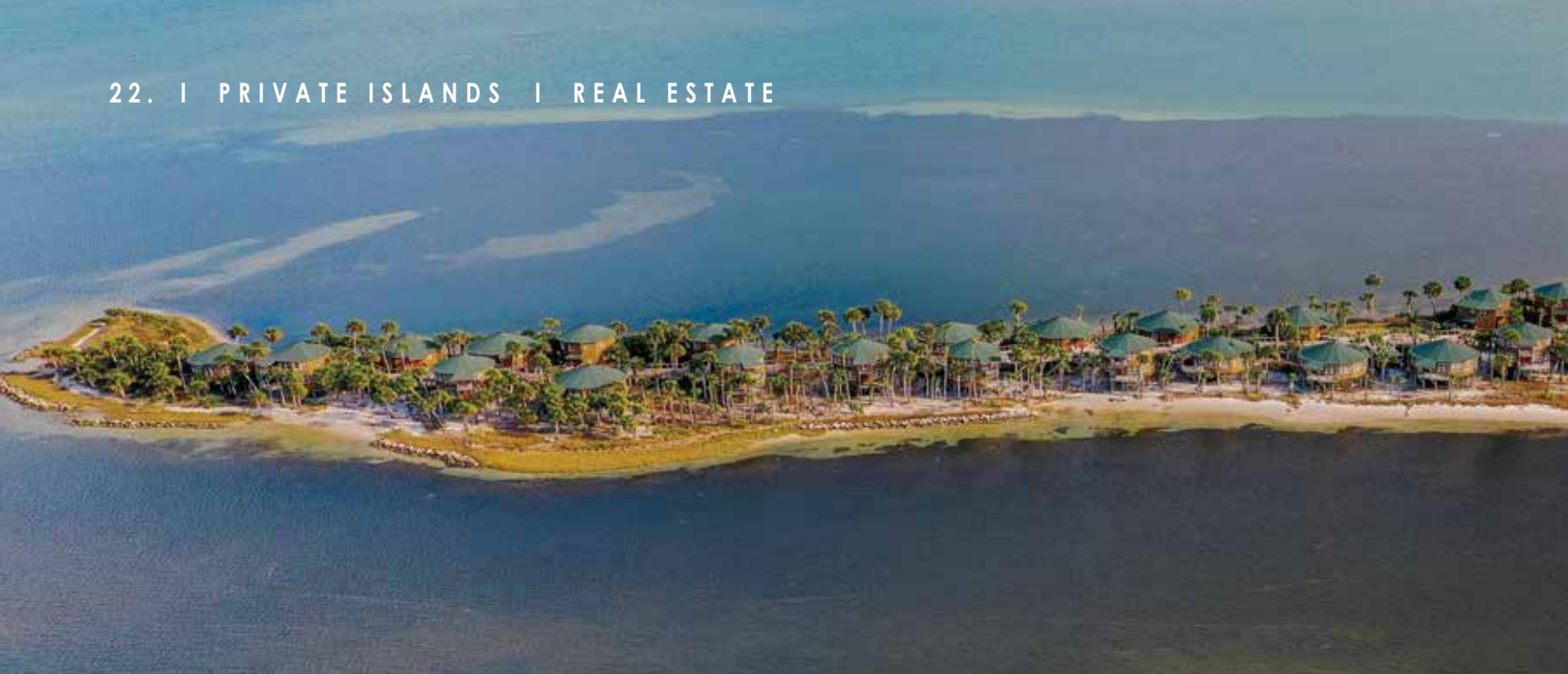
The island is isolated but still close to amenities. You can swim in a magnificent lagoon in complete privacy, and then be at an airport in less than 15 minutes. Once you arrive here, you are truly in another world. We made the decision that we would only rent the entire private island to a maximum of 12 guests, and our staff will be dedicated to those clients. It's possible to go fishing with our boat captain less than 200 meters offshore, return with your catch, take a dip in the pool, and then dine on the fish prepared by our chefs—all in about an hour! In the evenings, it's essential to take time for stargazing. The night sky is so clear, it's intoxicating. There is nothing else in the area like it.

Fabien Cyrille
Owner of Motu Fara



BLACK'S ISLAND
FLORIDA, UNITED STATES







Although it's been nearly two centuries since pirates inhabited its shores, Black's Island still offers hidden treasure only a short boat or helicopter ride from Florida's Panhandle. Protected by Cape San Blas, the 11-acre private island provides a modern-day hideaway with breathtaking 360-degree views over the tranquil waters of St. Joseph Bay. A two-bedroom, two-bathroom single-level bungalow is currently available on the island, its barrel-shaped design infused with impressive durability and wind load ratings from the respected building team at North Carolina-based Deltac Homes. Laid out in the sought-after Cay Plan, the 1,225-square-foot home also includes a cozy loft, plus an open and airy living and dining area, its wooden curves filled with expansive windows to showcase the surrounding azure sea. Thanks to a dedicated management company in place to handle day-to-day operations and exterior maintenance, the property shines as a rental investment opportunity or for those seeking a turnkey vacation residence.

Amenities on Black's Island, which has 26 bungalows interconnected by a 1,200-foot cedar boardwalk, are devoted to relaxation. A centrally located clubhouse in wood, stone, and granite with a tiki-style bar serves as a meeting spot for residents. An inviting swimming pool and cabana add to the laid-back vibe, and the shallow water surrounding the island is equally appealing for swimming or fishing for flounder, speckled trout, and pompano. The island also features its own sandy beach woven into its more than 3,700 feet of shoreline. Black's Island Hotel, currently under construction, will provide residents with even more amenities at their doorstep.

Port St. Joe in Gulf County, its picturesque downtown filled with shops, restaurants, and entertainment venues, is moments away. Flying into the area is a breeze, as it's a 90-minute drive from the island's mainland marina to Panama City Beach International Airport, and 30 minutes or less to Apalachicola Regional Airport, which caters to private planes. Never has it been easier to slip into island life, and with additional bungalow options available, it's guaranteed there's a home to match your dreams.

BLACK'S ISLAND

Florida, United States

Two-bedroom Bungalow (1,225 sq. ft.)

PRICE UPON REQUEST

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MOTU FARA

FRENCH POLYNESIA, SOUTH PACIFIC







Imagine a completely private island surrounded by turquoise water in the middle of the Pacific Ocean, but only three minutes from shops and amenities, and less than 10 minutes from an airport welcoming both scheduled flights and private planes. This French Polynesian jewel is Motu Fara, a 172,000-square-foot private island in the middle of Avatoru pass on the Rangiroa atoll—a place world renowned for the richness of its underwater fauna.

The island's two villas, carefully renovated in 2022, have private swimming pools, air conditioning, and free broadband internet, and can accommodate six people each. 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. A bilingual staff of four is at your disposal upon arrival to ensure your stay is filled with unforgettable moments. Motu Fara's two chefs create heavenly dishes to match the setting, incorporating some local Polynesian specialties into the menus. There is also a wine cellar on site, with the option to fly in additional vintages from Tahiti. Breakfast is included in all rentals.

Whenever you choose, the Motu Fara team will help you coordinate memorable activities. Among the options are scuba diving, deep-sea fishing, snorkeling, dolphin-spotting, or boat trips to remote sites in Rangiroa for the day with meals and drinks. Massages, yoga, Polynesian dance classes and cooking classes are offered on site. There is even the possibility to experience a show with local musicians and dancers or get a tattoo from an internationally recognized Polynesian artist. And should you ever need to connect back to the real world, the boat captain can take you to the nearby shops of Avatoru. In this unique, preserved place, the Motu Fara team awaits to deliver Polynesian magic, beginning September 1.

For more information or to make a reservation, please email adam@privateislandsinc.com or call 1 855 596 7799.

COLUMBIA ISLAND AND PEA ISLAND

NEW YORK, UNITED STATES







For less than the price of an Upper East Side townhouse, you can own a pair of private islands close to New York City. Just a 30-minute boat ride from Manhattan, Columbia Island and Pea Island are just offshore from New Rochelle in Long Island Sound - yet are completely self-sustaining for off-the-grid living in the shadow of the Big Apple. The smaller of the two, Columbia Island, was named for its mid-20th Century owner, CBS, which built a radio transmitter and emergency bunker there. The current owner has transformed the island into a stunning and innovative 5,625-square-foot home with four bedrooms, two baths, and an open kitchen with stainless-steel countertops.

Built on the same sturdy bedrock that supports Manhattan's skyscrapers, Columbia Island's home features a massive great room with incredible water views from every angle, making it ideal for entertaining. The lower level, with its exposed brick walls and high ceilings, is ideally suited for a media room or art studio. Up on the roof, New York City views from your own tranquil private island make this property truly extraordinary - not to mention the perfect site for unforgettable parties. Thoroughly modern, this beautiful home was constructed to be completely self-sufficient. Electricity is solar-supplied, with diesel generator back-ups providing quadruple redundancy. A reverse-osmosis water filtration and desalination system offers exceptionally pure water. It also features in-floor radiant heat with triple-redundant boilers and hot water heat exchanger, as well as a sewage system. The house is nearly hurricane-proof, with a five-foot thick, 14-foot-tall seawall.

Pea Island, just a few hundred feet away and a short row from Columbia Island, is your own nearly five-acre sanctuary, offering raw natural beauty with lush indigenous plants, an open beach, and still more spectacular views. While it has plenty of development potential, you may be perfectly happy to let it serve as your personal private island backyard.

COLUMBIA ISLAND AND PEA ISLAND

New York, United States

7 acres

USD 4,999,000

INQUIRIES

Patricia Anderson

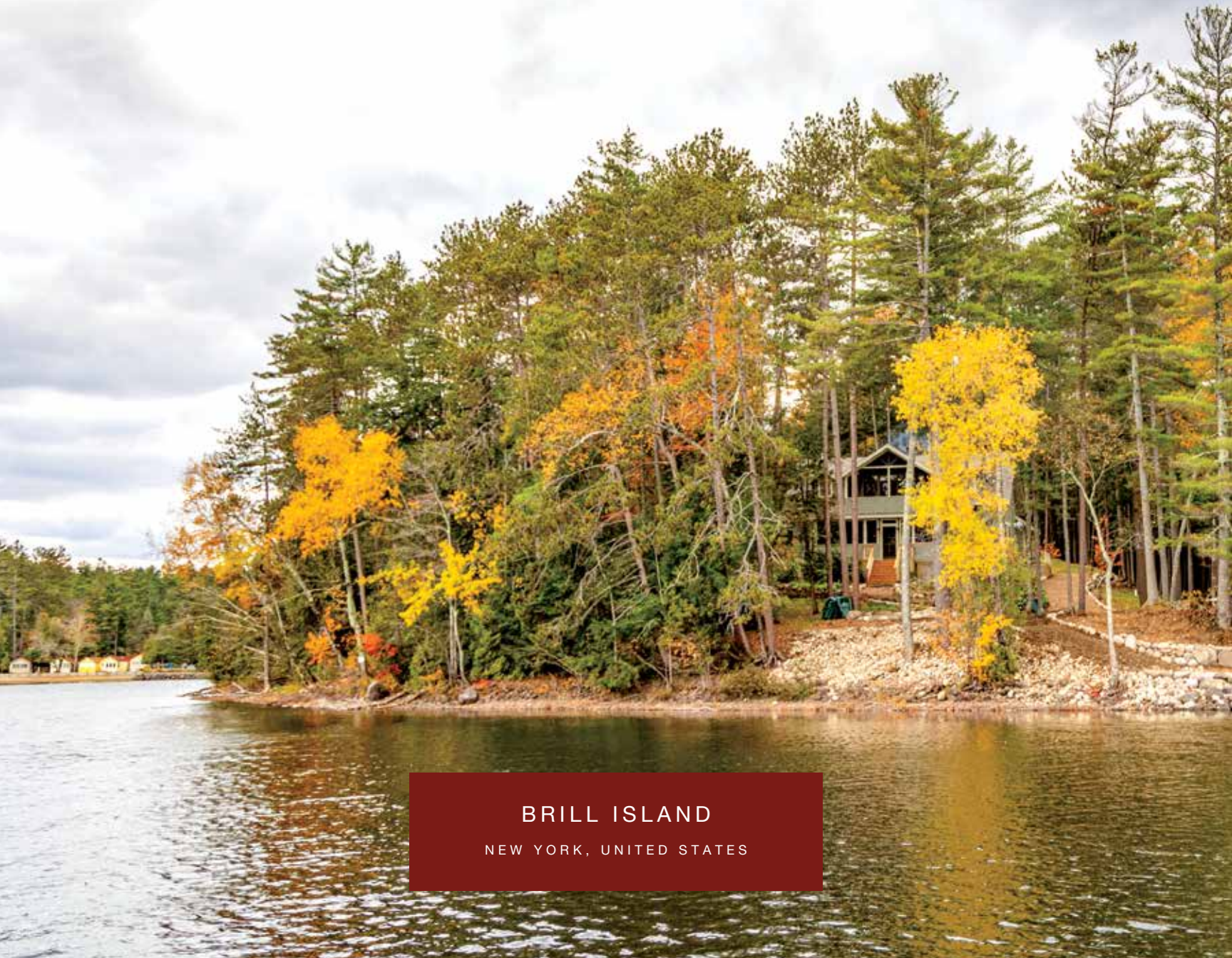
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BRILL ISLAND
NEW YORK, UNITED STATES





Encompassing 6 million acres of hardwood forests, serene lakes, and soaring peaks, Adirondack Park in Northern New York State is the largest park in the contiguous United States and one of its most stunning natural attractions. From its tranquil perch inside the park on Schroon Lake, Brill Island gazes upon the Adirondack Mountains, offering a hideaway from the world with front-row access to outdoor adventures. The call of nesting loons and morning mist rising from the water add to the island's idyllic landscape.

Ideal for a family getaway or group retreat, this six-acre private island rental property features a trio of accommodation options. Nestled within Brill Island's pine, birch and maple trees is a five-bedroom, 3.5-bathroom main house with lakefront porch, cozy living room with fireplace, and open-plan dining room with chef's kitchen. A charming two-bedroom, one-bathroom cottage has its own kitchen and fireplace and screened-in porch overhanging the calm waters. The main house and cottage have air conditioning and auxiliary heat, and there is wifi throughout the property. Two glamping tents with king-size beds share bath facilities in the wedding barn, expanding the experience of immersing in nature without sacrificing comfort.

Beaches ring the island, providing easy entry points for swimmers, fishing for trout and salmon, or launching the kayaks and stand-up paddleboards that are included. A lakeside firepit looks to the north, walking trails weave through the island's interior, and lawn games like bocci and cornhole are available. An on-site manager can assist with boat transport and tours, ensuring there is never a shortage of activities. It's only a five-minute boat ride to the mainland car park in Pottersville, N.Y., the jumping off point to explore scenic Schroon Lake town 10 miles north, with its swimming beach, hiking and biking trails, and delicious dining options. Lake Placid, Saratoga, and the Albany airport are no more than 75 minutes away. Conveniently located midway between New York City and Montreal, Brill Island opens the Adirondacks while giving visitors the privacy to bask in its beauty.



For more information or to make a reservation, please email adam@privateislandsinc.com or call 1 855 596 7799.

ISLE OF REST

GEORGIAN BAY, ONTARIO, CANADA







Tucked away in a lovely Georgian Bay archipelago, protected from the prevailing westerly winds, is a private island sanctuary as peaceful as its name. The 1.3-acre Isle of Rest, in the highly desirable Long Sault area of Sans Souci, invites relaxation with its spectacular views to the north and south, two sand beaches, and 2,800-square-foot turnkey cottage with 200 square-foot guest cabin. Its relatively flat terrain, a rarity in the area, allows for easy ambling around the island's interconnected pathways to take in the ornamental beds planted with native species and raised-bed vegetable gardens.

The charming, two-story timber-frame main cottage, constructed in 2006, is the work of highly regarded local builder Rosepoint Construction. Clad in cedar board with a cedar shake roof and copper flashing, the three-bedroom, two-bathroom hideaway has an open-concept living room/dining room/kitchen with soaring 20-foot fir-beamed ceilings and a loft with its own second-floor deck and outdoor shower. Natural light floods the space courtesy of abundant glass doors and windows, spotlighting the interior's gleaming Brazilian Cherrywood hardwood floors and natural pine walls. The custom kitchen features a reclaimed rosewood countertop, French Provincial distressed-finish cabinetry, and state-of-the-art stainless steel appliances. A generous cedar deck surrounds the cottage, creating added space to bask in the surrounding views. The off-the-grid one-bedroom waterside bunkie has a built-in king-size bed, large deck with outdoor shower, and southwest views.

Isle of Rest's protected deep-water harbor on its leeward southeast side has two sturdy, steel tube docks with tie ups for five boats and room for a floatplane. A wide range of amenities, including the local marina, gas dock, general store, The Sans Souci Association children's camp, a private tennis club, and the famous Henry's Fish Restaurant, are only a 12-minute boat ride away. It will always be hard to leave this idyllic isle, but when it's necessary, the Toronto Pearson International Airport is only a two-hour drive from Parry Sound, accessible via a 20-minute boat ride through the South Channel's calm waters.

ISLE OF REST

Georgian Bay, Ontario, Canada
1.3 acres

CAD 1,699,000

INQUIRIES

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DAISY ISLAND

GEORGIAN BAY, ONTARIO, CANADA





Located in the highly desirable Sans Souci cottage community of Ontario's Georgian Bay, Daisy Island has always had a lot going for it, including total privacy, spectacular open-water sunset views, a sheltered deep-water harbor, and close proximity to the region's social hub, Frying Pan Island. Then in 2018, a complete renovation of the island by the highly regarded builder Tamarack North, with all interior spaces created by Sarah Richardson Design, took things to the next level, giving the main house a beautiful "cottage chic" vibe, upgrading all infrastructure, and adding two stylish new guesthouses. Along with the original one-bedroom bunkie, the 2.85-acre island has five bedrooms that can sleep 10, making it the ultimate ready-for-relaxing family compound.

The island's entirely refurbished 800-square-foot cedar one-bedroom main cottage features a showstopping designer kitchen with top-end built-in appliances and windows on three sides of the room that flood it with light throughout the day and offer gorgeous water and interior island views. The living/dining room is warmed by a classic floor-to-ceiling wood-burning stone fireplace, while the master suite has a three-piece ensuite and laundry alcove.

The two new Ray Murakami-designed guest cottages boast floor-to-ceiling sliding glass, which affords dramatic views over the water and seamlessly blends indoors and out. Each cottage is 540 square feet and has a living room and three-piece bath, while one has one bedroom and the other has two. Sited along the western waterfront, the guest cottages are linked by boardwalks and granite stone pathways, but discreetly separated for privacy. All-new infrastructure on the island includes hydro, septic installation, plumbing, decks, and a Kropf floating dock system at the harbor. Daisy Island and all its turnkey beauty are easily accessible from marinas in the Parry Sound basin, or just about two hours' drive north of Toronto via Highway 400.

DAISY ISLAND

Georgian Bay, Ontario, Canada
2.85 acres

CAD 3,400,000

INQUIRIES

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COW ISLAND

GEORGIAN BAY, ONTARIO, CANADA







South Bay's calm, clear waters surround "Cow Island" (2 Island 880), a soothing companion to its 6.2 acres cloaked in evergreen and hardwood forest. Nestled within the trees, a three-bedroom cottage delivers views over the island's western shoreline and deep-water harbor. The sleeping quarters comfortably accommodate eight in a master suite on the south side, a two-bedroom guest wing to the north, and a second-floor loft. Light floods the open central floorplan courtesy of a glass-walled great room, with a roof soaring 1.5 stories. Curvilinear decking wraps the front and back facades, accentuating the bond between living space and nature. Built for year-round use, it's a perfect perch for barbecuing, sunning, and watching the seasons change. The property also includes a large, dry boathouse/workshop that connects to a U-shaped dock and several outbuildings. With Township approval, one or two additional guest cabins are a likely possibility due to the island's size.

Cottagers of all ages will find navigating Cow Island easily manageable, thanks to landscape free of dramatic elevation changes or obstructive rock outcroppings. An extensive network of trails traverses the island's woodlands, providing passage to its 2,411 feet of shoreline dotted with serene swimming areas as well as access points for canoeing, kayaking, and fishing. Open water for further exploration and local marinas are only a short boat ride away. Located in the popular Honey Harbour area of Georgian Bay's vibrant cottage community, this picturesque hideaway is simultaneously sheltered and within easy reach of mainland amenities, ranging from provisioning and fine dining to golf on Muskoka's courses. With its protected locale and spacious cottage, Cow Island would make a convenient island base for yachters, or an ideal private compound for extended family retreats through the generations.

COW ISLAND

Georgian Bay, Ontario, Canada
6.2 acres

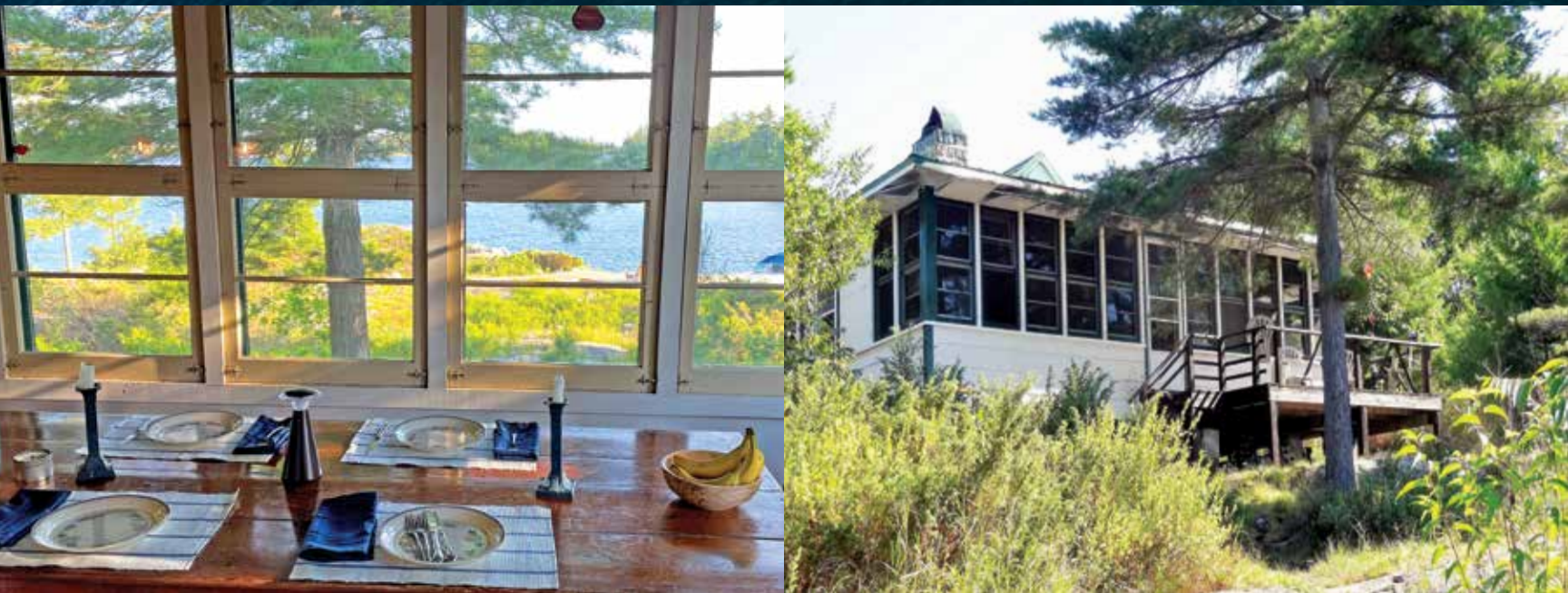
CAD 2,850,000

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PART FRYING PAN ISLAND
GEORGIAN BAY, ONTARIO, CANADA





Frying Pan Island serves as the hub for the famed Sans Souci region of Ontario's Georgian Bay, offering striking natural beauty combined with convenient access to amenities. Now you can own a classic Georgian Bay cottage compound on the island's southernmost point, which offers maximum privacy and plenty of tranquil space to unwind. It's removed from the marina bay and the active east coast, yet within easy walking or boating distance of services.

Set on a well-treed 6.5-acre parcel with panoramic open-water views to the south and west and more than 2,000 feet of water frontage, the main three-bedroom cottage features a typically vintage Georgian Bay style, with a central living room with vaulted ceiling and floor-to-ceiling stone fireplace. A spacious sunroom, extending the entire width of the cottage, has generous windows on three sides, offering views that overlook the harbor and beyond, past neighboring islands to the open water. The property also features a sleeping bunkie, a workshop and a sheltered south-facing harbor.

Recent upgrades include newly repainted interiors in all buildings, and new flooring throughout the main cottage. A new dock/deck has been constructed next to the harbor, and a new deck has also been added to the sleeping bunkie. A fresh 1.6-kilometer trail system has been carved around the perimeter of the parcel. The property has hydro and approved septic, and several excellent elevated building sites are also here should you wish to add another sleeping or guest cottage to the compound.

Amenities on Frying Pan Island include a children's day camp, pickleball courts, a private tennis club, and a water-based marina for provisioning. Just a two-hour drive from the Greater Toronto area, the property is easily accessible from any of the marinas in the Parry Sound basin or from Moose Deer Point Marina in Twelve Mile Bay.

PART FRYING PAN ISLAND

Georgian Bay, Ontario, Canada

6.5 acres

CAD 1,140,000

INQUIRIES

George Webster

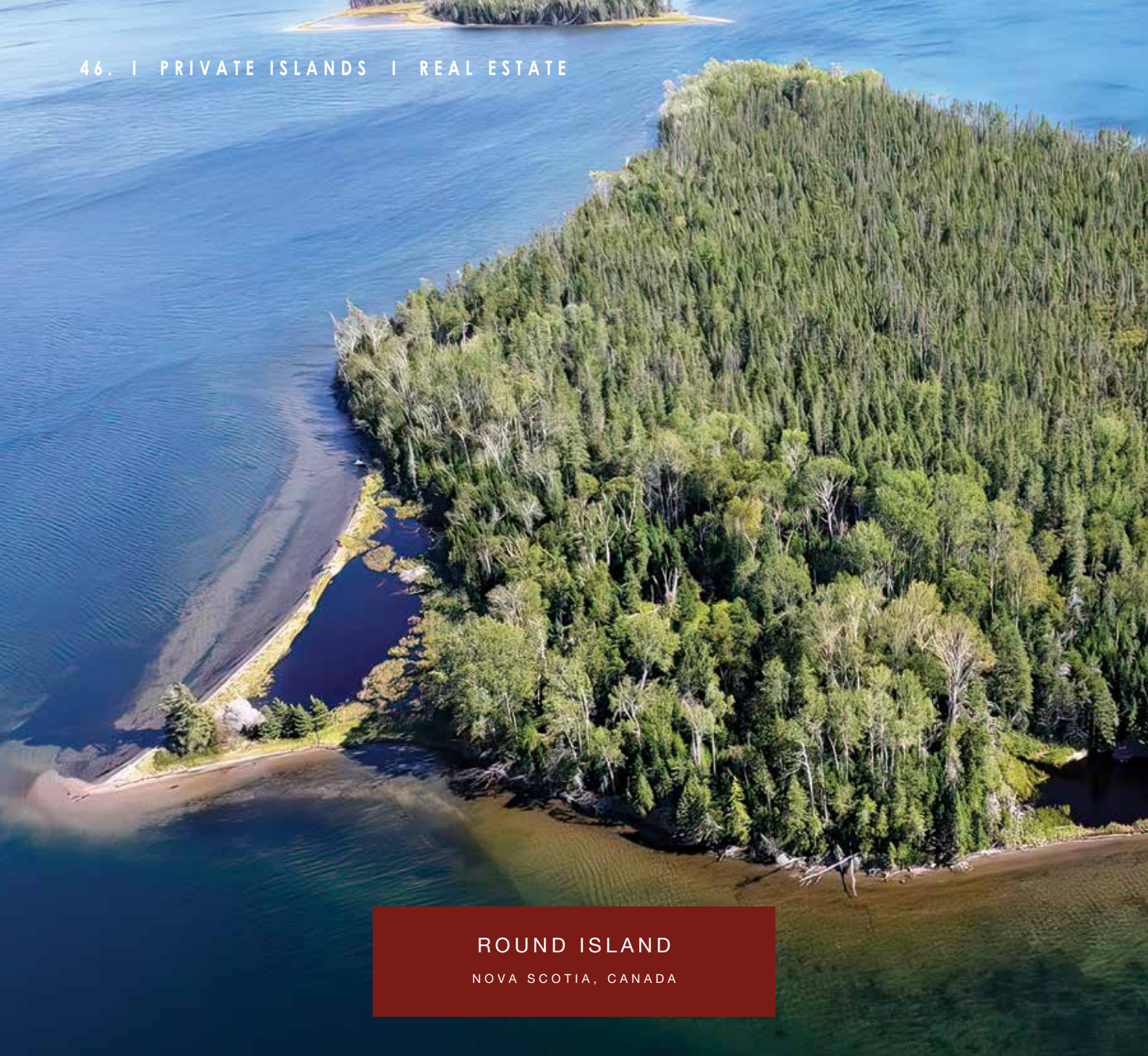
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ROUND ISLAND
NOVA SCOTIA, CANADA





More than five centuries ago, Portuguese anglers first settled on Nova Scotia's Cape Breton Island at what was then called San Pedro, making it one of the first sites to be settled by Europeans in the New World. Today known as Saint Peter's, the quaint town of about 2,600 sits on the narrow isthmus separating the southern end of Bras d'Or Lake—aka "North America's Inland Sea"—from St. Peter's Bay and the Atlantic Ocean.

Just a few miles away on the north side of Bras d'Or Lake lies Round Island, 48 acres of unbelievable forest beauty boasting multiple lakes and streams. With its abundance of wildflowers and resident eagles and deer, the island remains an untouched wilderness offering safety, privacy, gorgeous beaches, and sand spits around the three points of the island, all just awaiting the development of a fantastic multi-family getaway. Round Island's various altitudes make it ideal for creating the dramatic and elaborate private compound of your dreams. For the entrepreneur, the island presents an incredible opportunity for the creation of a vacation property that would offer guests a once-in-a-lifetime Nova Scotian experience.

While still having easy ocean access, Round Island's location within the largest lake on Cape Breton Island makes it better protected from the weather and other harsh elements that challenge islands located directly on the ocean. With some 450 square miles in total area, Bras d'Or Lake is a popular destination for cruising yachts as well as home to several world-renowned golf courses and resorts, all located within a short distance of Round Island. And just 15 minutes away is lovely St. Peter's, with its fascinating history, interesting attractions, unique events, and all the amenities one might need.

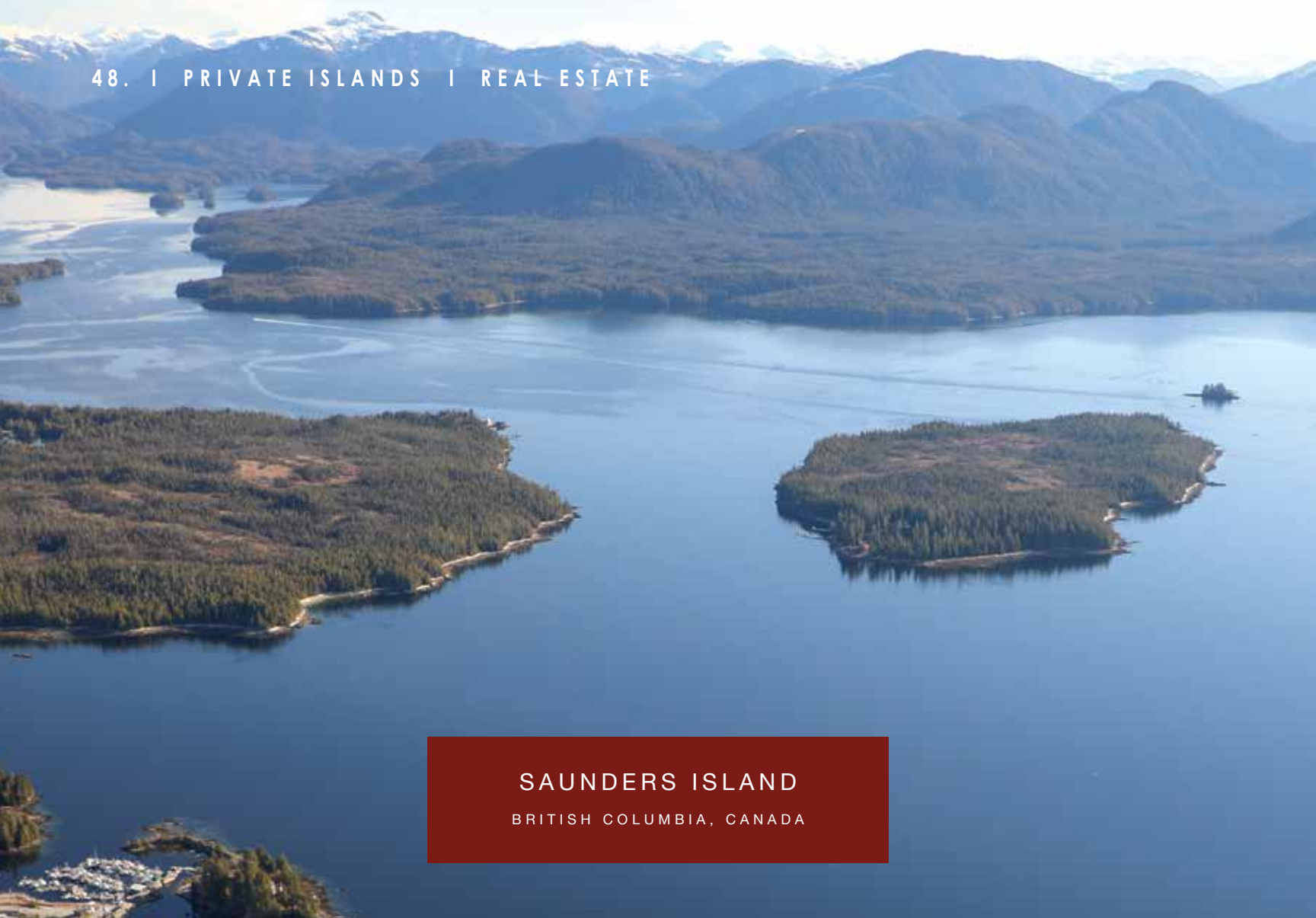
ROUND ISLAND

Nova Scotia, Canada
48 acres

USD 1,350,000

INQUIRIES

Private Islands Inc.
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1 705 444 0681



SAUNDERS ISLAND

BRITISH COLUMBIA, CANADA





Saunders is a rare legacy property that combines privacy, tranquility, and comfort with legendary Hailzaqv (Heiltsuk) hospitality and wisdom. Located in the heart of the Great Bear Rainforest along British Columbia's Inside Passage, Saunders Island is a 10-acre getaway developed by its current owners over the course of three decades to be a culturally rooted and climate resilient space to gather.

This private retreat is well-loved and features a main waterfront residence with open concept design, Hailzaqv art, two bedrooms, full laundry facilities, a covered deck, and panoramic views. The property's central waterfront gathering space has 2,000 square feet of covered dining, stunning views, and a commercial kitchen. Two identical side-by-side 300-square-foot guest cabins share laundry facilities and each have a two-burner cooktop, a bar fridge, a wood stove, a queen bed and futon sofa, and a private bathroom. The fully customizable 1300-square-foot hilltop lodge features a cooktop, bar fridges, a wood stove, a propane heater, a private bathroom, and a sleeping loft with two queen beds. The island also features a steward's cabin, a wood shop, a smoke house, a boat storage building, an open fire pit for the dry days, and a covered one for when it rains. The property is serviced by ample fresh water, 9.5kW of solar, diesel backup, nearly a mile of well-established roads, and 200 feet of sheltered dock space. All furnishings and maintenance equipment will be included in the sale.

The location of this legacy property is perfect for world-class fishing, wildlife viewing, scenic touring, and discovering the ancient wonders of Hailzaqv Territory. Yet despite its wild remoteness, the island is conveniently located just minutes from Bella Bella where there are daily flights to Vancouver and BC Ferries service to Port Hardy or Prince Rupert.

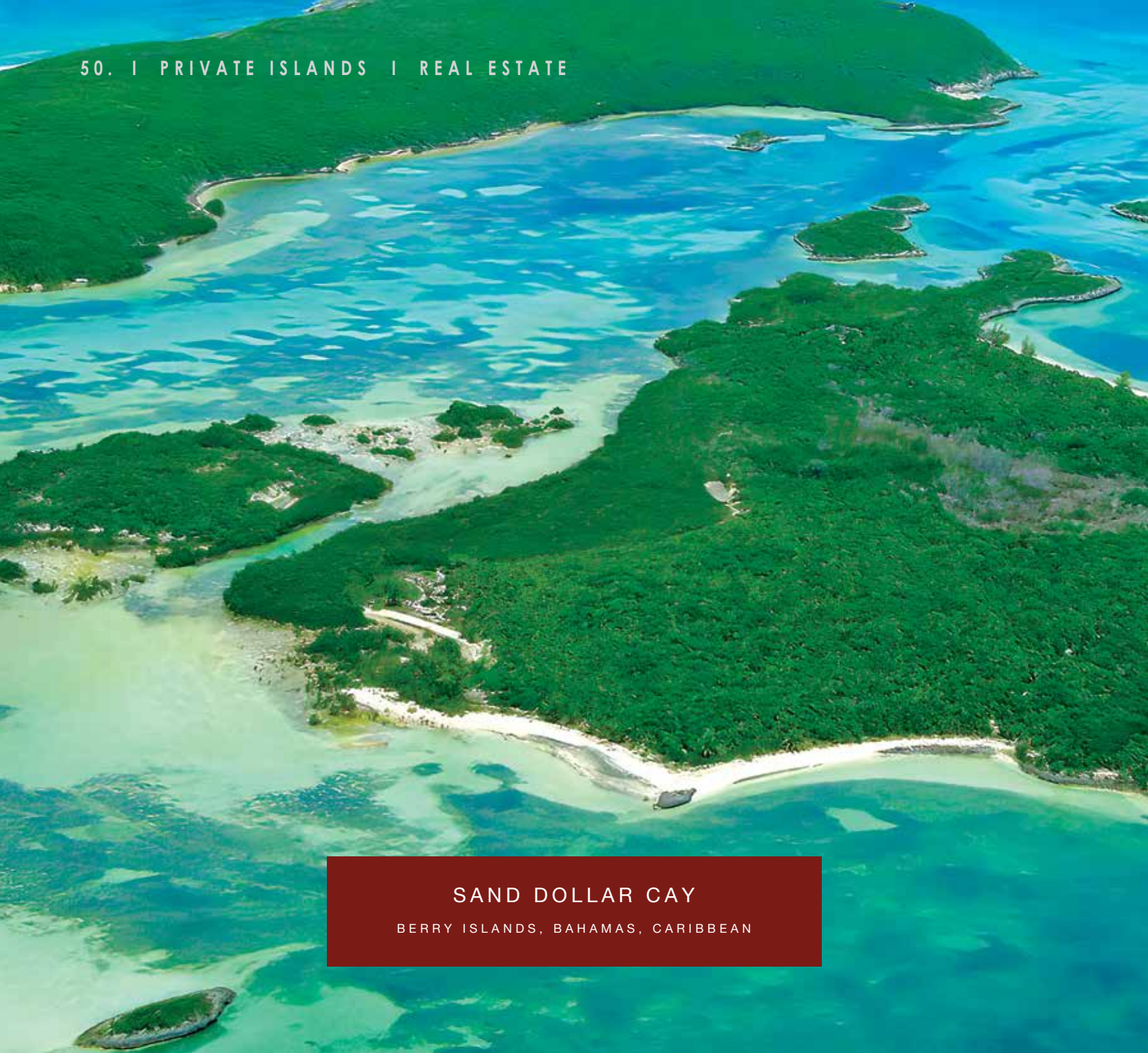
SAUNDERS ISLAND

British Columbia, Canada
10 acres

USD 4,400,000

INQUIRIES

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SAND DOLLAR CAY
BERRY ISLANDS, BAHAMAS, CARIBBEAN





In one of the Caribbean's most well-known archipelagos, it's still possible to venture into its Out Islands and experience the thrill of discovery. The Bahamas' Berry Islands lie less than 300 miles from Florida, but their secluded tropical splendor seems otherworldly. Some of the planet's purest water swirls around the chain's 30 cays, a kaleidoscope of ultramarine, aqua and turquoise. Within this stunning backdrop is Sand Dollar Cay, an undeveloped private island that encapsulates the best of the area's natural beauty. The 24-acre freehold gem has four dazzling white sand beaches to complement the surrounding blue-green iridescence of the Atlantic Ocean, and new sandbars continually surface with the gentle rise and fall of the tides. The island boasts excellent elevations, deep-water access and protected mooring areas—the essential ingredients for successful development. A world-class marina and small resort with a 5,000-foot airstrip is only 15 miles from Sand Dollar Cay, providing a link to the outside world.

Only about 700 people call the Berry Islands home, but anglers and underwater enthusiasts in the know gravitate here for the top-notch fishing, scuba diving, snorkeling, and boating. In fact, the Berry Islands are often referred to as the "Fishbowl of The Bahamas." Tucked-away Sand Dollar Cay provides convenient access to the deep-sea gully known as the Tongue of the Ocean where billfish, tuna, grouper, yellowtail snapper, and king mackerel congregate in droves, as well as Great Harbour Cay, which packs in visitors for its annual bonefishing tournament, and features an 18-hole championship golf course. Nearby Little Harbour Cay is a great spot to sample the local cuisine. Meanwhile, dozens of uninhabited islands in the area provide additional opportunities for beachcombing or private picnics. Sand Dollar Cay just needs a visionary owner to create an exclusive compound or income-generating project as magical as the island itself.

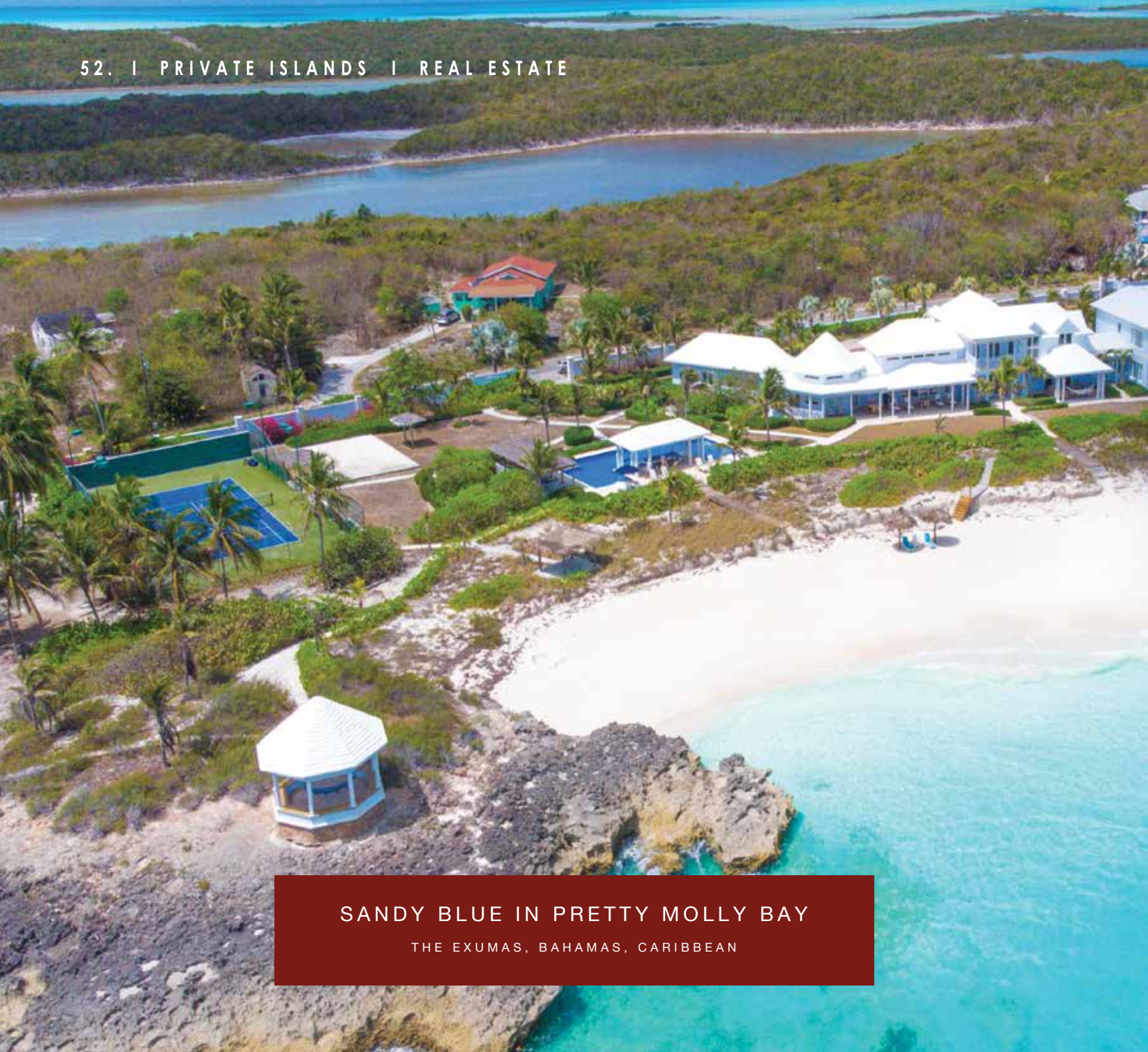
SAND DOLLAR CAY

The Berry Islands, Bahamas, Caribbean
24 acres

USD 6,900,000

INQUIRIES

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SANDY BLUE IN PRETTY MOLLY BAY

THE EXUMAS, BAHAMAS, CARIBBEAN





In Exuma, you want your home to reflect the stunning natural beauty and grace that surrounds you. Set on a spacious 4.4-acre lot overlooking two incredible private beach coves at Pretty Molly Bay, Sandy Blue is more than 9,200 square feet of island perfection, complete with everything you need to relax, unwind, and enjoy a dream-come-true escape without ever leaving the comfort of your vacation home.

The colors of Sandy Blue's décor mirror the vibrant blues and powder-white sands for which Exuma is famous. From the moment you enter the home, you're met with serene views of the breathtaking waters that lie just beyond your sparkling swimming pool and 4,166-square-foot terrace. Open-beam ceilings and an abundance of windows give Sandy Blue a peaceful ambiance, with thoughtful touches like cool ceramic tiling throughout and the soft lull of ceiling fans in every room. With seven bedrooms and 7.5 baths, the home and its clever and generous floor plan provide ample private space for up to 14 people. Three bedrooms including the master suite have king beds, while three more bedrooms have two queen beds each, and the children's bedroom has four twin beds.

Sandy Blue is loaded with modern conveniences like central air conditioning, flat-screen TVs in the living room and master bedroom, and a fully equipped chef-grade kitchen featuring stainless-steel appliances. Additional standout features include an eat-in dining table that can comfortably seat 12, a covered oceanfront pavilion for dining al fresco, a lighted grass tennis court, private beach access with space enough for off-shore boat mooring, and lush and impeccably groomed tropical foliage. Onsite staff, including a private chef and housekeeping, are ready to pamper you, and a concierge-style property manager will ensure your every need is met during your unforgettable time at Sandy Blue.

SANDY BLUE

The Exumas, Bahamas, Caribbean
4.4 acres

USD 12,500,000

INQUIRIES

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LEAF CAY

THE EXUMAS, BAHAMAS, CARIBBEAN





In this ever-changing world, it's great to have options.

Stunningly beautiful and perfectly placed, Leaf Cay comes with two fantastic options for its lucky new owner—continue with the island's development plan (which includes a full-service marina, spa, heliport, 10 treetop bungalows, 16 private beach and seaside villas, and 30 over-the-water bungalows) or start fresh with your own vision for this very special gem.

A freehold, 15-acre private island with three white sand beaches, Leaf Cay is situated at the center of the spectacular Exuma Island chain of the Bahamas Archipelago. Just two miles to the west and a short five-minute boat ride away is Staniel Cay, with its popular yacht club resort as well as a public 3,000-foot runway that offers commercial flights from South Florida and Nassau.

Leaf Cay is connected to the main power grid of the Bahamas Electric Company via an insulated, underwater cable running from Staniel Cay. The island currently includes 19 buildings, houses, a dock, storage areas, roads, underground utilities, solar electric, construction equipment, workshops, and various materials that could either be restored or removed. Also already in place is the island's own 1,200-foot runway that merely needs refurbishment.

Perfectly positioned either for private use or as a commercial development, Leaf Cay is in the most desirable region of the Exumas, just minutes away from attractions like the famous swimming pigs at Big Majors, the breathtaking Thunderball Grotto cave system, and the friendly nurse sharks at Compass Cay. Great Exuma, the largest of the Exuma islands, is less than 50 miles away, and only 75 miles to the northwest is exciting Nassau, offering direct flights from many cities in the U.S., Europe, and South America.

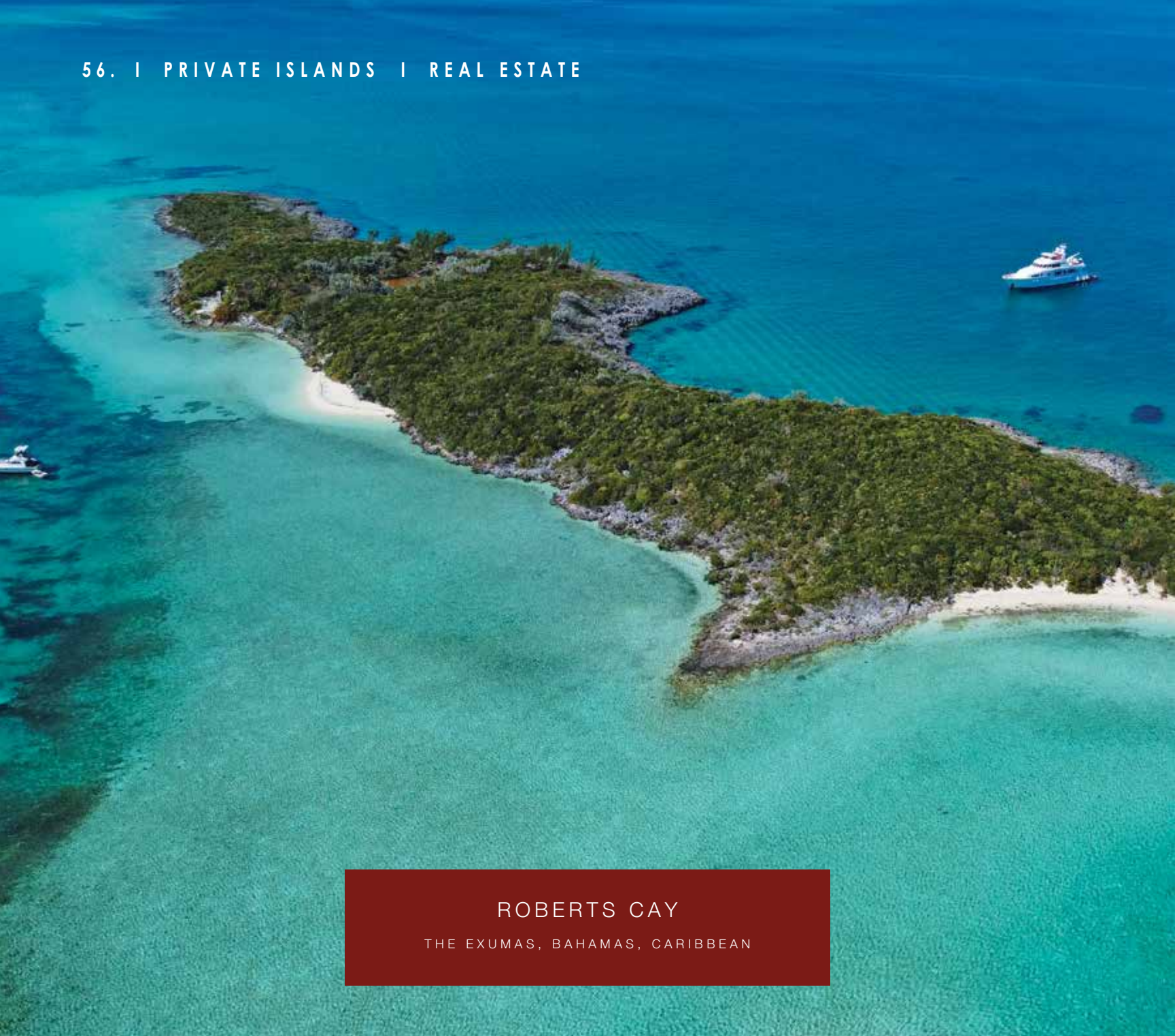
LEAF CAY

The Exumas, Bahamas, Caribbean
15 acres

USD 19,995,000

INQUIRIES

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ROBERTS CAY
THE EXUMAS, BAHAMAS, CARIBBEAN



Set at the heart of The Bahamas—less than 30 miles from Nassau in the highly sought after northern chain of the Exuma Cays—lies beautiful Roberts Cay. With its 12 acres of lush green vegetation, two white sandy beaches, a protected harbor, and approximately 32 feet in elevation, this is the perfect island to let your Bahamian imagination run wild and create your own custom private oasis.

The waters of the Exumas are renowned for their dazzling colors, so vibrant they are visible from outer space, and the sea around Roberts Cay is no exception. The clear turquoise sea swirling into darker shades of blue provides a stunning backdrop for both snorkeling on the island's western harbor side and deep-sea fishing for grouper, tuna, and snapper off its eastern side. The island's great protected harbor is perfectly poised for mooring boats or building a dock. Old construction foundations are already in place on the freehold island, which could make for an earlier start to your new building project. Excellent elevations are another perk of the island.

Though secluded, Roberts Cay is also easily accessible. Just about 28 miles to the northwest is the island of New Providence, where you'll find Lynden Pindling International Airport, also known as Nassau International Airport. Just half a mile south from Roberts Cay is Ship Channel Cay, which now serves as a rentable private island retreat. Other islands within close and convenient proximity to Roberts Cay are Norman's Cay, the gorgeous but troubled island that was once a playground for Pablo Escobar; and Highbourne Cay, home to a handful of resort villas and a full-service marina that is a favored outpost of seasoned yachtsmen thanks to its multitude of amenities and its 750 feet of face dock for yachts of up to 180 feet.

ROBERTS CAY

The Exumas, Bahamas, Caribbean
12 acres

USD 5,250,000

INQUIRIES

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NABAKABAKA LILAI ISLAND

FIJI, SOUTH PACIFIC





Picture a tropical Fijian paradise all your own, just waiting to be developed into your ultimate private island getaway. Set just off the coast of Fiji's second largest Island of Vanua Levu, Nabakabaka Lilai is about seven acres in size. An ancient, raised reef with steep cliffs on three sides, the island consists nearly entirely of beach on its northern half. Though Nabakabaka Lilai is undeveloped, previous works produced a bungalow that still exists on the northern part of the island, as does a landfill jetty that extends westward from the eastern side of the island to the passage.

Nabakabaka Lilai features deep-water anchorage in what's considered a safe haven location. Though not part of the sale, a one-acre parcel of land on the Vanua Levu mainland—just eight minutes away from the island by boat and a 30-minute drive on tar-sealed road to Savusavu Airport—is available for use as Nabakabaka Lilai's access point. Just to the west along the beautiful Hibiscus Highway are the Koro Sun Resort and the incredible five-star Namale Resort. A few miles further along is the little harbor town of Savusavu, sometimes called Fiji's "hidden paradise."

Indeed, Vanua Levu is often hailed by travel insiders as one of the best kept secrets in the tropics. Far less touristy than Fiji's main island of Viti Levu, Vanua Levu offers a much slower pace and boasts fantastic hot springs, gorgeous waterfalls, hike-worthy rainforests, and fascinating coconut plantations. Its nearby reefs, including the world-famous Rainbow Reef in the Somosomo Strait, are widely acclaimed as among the best dive spots on Earth. With easy access to all this bliss, Nabakabaka Lilai is ready to be the private island of your dreams.

NABAKABAKA LILAI ISLAND

Fiji, South Pacific

7 acres

PRICE UPON REQUEST

INQUIRIES

Private Islands Inc.

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1 705 444 0681



WAILAGILALA ISLAND

FIJI, SOUTH PACIFIC







In a world of incredible private islands, yours should still stand out. Fiji's Wailagilala Island does just that, on several exceptional levels. As one of only two true atolls in Fiji, this stunning 114-acre island boasts an abundance of white-sand beachfront protected by a barrier reef, and faces a beautiful, safe, wide-entry deep-water lagoon. Its precious wildlife also gives it tremendous value—and national significance—from a conservation perspective.

The northernmost outpost of Fiji's Lau Island group, Wailagilala is located about 165 miles northeast of Fiji's main island of Viti Levu, in an area cherished for its immaculate waters, stunning marine environment, exclusive resorts, and high-profile, high-net-worth island owners. The island's crystal-clear surrounding waters are credited to its remote location and lack of terrestrial water runoff. Relatively level and elevated above the mean high water mark, Wailagilala has been developed progressively since 2007 with five one-bedroom bures, a pair of two-bedroom villas built as the owner's accommodation, and ancillary buildings. Cyclone Winston caused minor damage in 2016, but the existing core infrastructure means a short turnaround time to adapt the property to your own vision and begin basking in the gorgeous setting.

These days, any footsteps you see on the sandbar between the island's southern and northern sections are likely to belong to turtles. Wailagilala is home to nesting green turtles and several breeding seabird populations—brown boobies are plentiful, and Wailagilala is one of just five documented sites in Fiji of the nesting white tern. As one of Fiji's most attractive and unique islands, Wailagilala is ready for the next chapter in its development, offering the foundation for a tropical private island compound or an exclusive conservation-focused eco resort that will not require a lengthy permitting and planning process. There is even the possibility of adding a landing strip for fixed-wing aircraft.

WAILAGILALA ISLAND

Fiji, South Pacific
114 acres

USD 3,000,000

INQUIRIES

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PELELIU PENINSULA
PALAU, MICRONESIA, WESTERN PACIFIC





With its incredible diving, beaches, rock islands and fishing, Palau is a playground for visitors from across the planet, tucked neatly between the Philippines and Guam in the Western Pacific. Now you can enter a 99-year lease on a fantastic Palauan peninsular property with more than 30 acres of natural and undeveloped beauty, including nearly a mile of coastline, several private beaches, rocky coastline overlooking the Pacific, and a freshwater swimming hole.

Located on the Palauan island of Peleliu, the property is a relatively flat peninsula with a rocky limestone coast on its east and lagoon beaches on its west. Peleliu is a coral island with a sustained population of about 300, and a small town that features a marina, several stores and hotels, and a landing strip. The climate here is mild year-round, ranging between 77 to 84 degrees Fahrenheit (25-29 Celsius) and the national utility company supplies 24-hour power. As the site of a famous World War II battle, the island is speckled with artifacts, as well as remnants of its traditional Palauan culture, a still-vibrant matrilineal society with a strong focus on family, fishing, and the environment. The rich surrounding waters are home to nearly every warm-water species imaginable, including turtles, manatees, rays, sharks, and countless varieties of fish.

This property is a true diamond in the rough, and local labor could easily help manicure it into a stunning estate or manage it as a natural wonderland. Palau has no building codes, allowing the developer to explore infinite possibilities. A democratic country of just 18,000 people, Palau has close ties to the United States, utilizing the U.S. dollar and several government agencies including the FAA and the FDIC, and receiving support from the U.S. military. Peleliu is just 45 minutes by boat from Palau's main island or 15 minutes by plane to the international airport, which offers direct flights to Guam, the Philippines, Taiwan, and Australia.



PELELIU PENINSULA

Palau, Micronesia, Western-Pacific
30 acres

USD 3,000,000

INQUIRIES

Geoffrey Thomas
palauislands@mail.com





MAMASA ISLAND

PRICE UPON REQUEST | VANUATU, SOUTH PACIFIC | 2.42 ACRES

This archetypal tropical island is so picturesque that it has been featured on post cards for years. It sits quietly in a broad passage between two large islands, thus sheltered from deep ocean swells. You can be totally in your own world, yet within minutes by boat be at a luxury resort for lunch or dinner or be in town to stock up if you travel a little further. Stroll the boardwalk from your jetty and step up onto the verandah of your magnificent residence, secure in the knowledge that it was engineered and built to the highest of standards to withstand whatever the elements may produce. The home was lovingly designed using warm timber to maximize the natural beauty of the island and the environment, nestled as it is amongst lush tropical trees. There are three luxurious king-sized bedrooms complete with four poster beds and ensuite bathrooms leading to gorgeous outdoor showers. A fourth bedroom has two luxurious single beds and the fifth has bunks to take the overflow if needed, while the living and catering areas are equally superb. The home comes complete with all of the tasteful furniture and furnishings including two boats to carry you to and from the delights that surround Mamasa.

Warren Moore | warren@firstnationalsanto.com | +678 774 3282

NAMUKA ISLAND

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 26 ACRES

You would never know that this tranquil retreat is only a 30-minute scenic boat ride from Suva – Fiji’s capital with all the facilities you would need including medical, shopping, restaurants, and entertainment. Namuka Island presents a rare opportunity to acquire a substantial freehold property ripe for development. The property is family held and current infrastructure includes a timber home, two bures, beach bar, timber mill, and a machinery shed. The island was previously set up with a hotel licence and is self sufficient with solar power, battery storage, and ample water with storage tanks. Rich in history, there is a lush rainforest on site for you to explore. Discover secret caves, rock formations, an old shipwreck, ancient fish traps and endless opportunities to just marvel at the island’s unspoilt raw beauty. The location also offers excellent swimming and snorkeling opportunities in the surrounding tranquil waters and breathtaking sunsets and sunrises right from the island’s beach.

Annie Abra | Annie.abra@agencyhq.net.au | +61 499 112 261



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.

Wayne & Laureth | bookings@pumpkinisland.com.au | 1 800 765 687







FRASER ISLAND

PRICE UPON REQUEST | AUSTRALIA, SOUTH PACIFIC | 74 ACRES

Fraser Island offers an exceptionally rare opportunity to secure a freehold private island. Sprawling across 74 majestic acres, this property is a pristinely preserved ecological paradise and revered as one of Victoria's best-kept secrets. A picturesque montage of coastal landscapes, white sandy beaches, emerald greenery, and abundant wildlife, it's the very definition of a natural wonderland. It also represents a prosperous commercial enterprise, boasting an established holiday and function business with a suite of first-class amenities. Perfect for group getaways and corporate events, the island offers exclusive accommodation and resort-style facilities. The classic century-old homestead features 11 bedrooms (two with private ensuites), male and female bathrooms, a grand dining hall to accommodate over 30 guests, wine cellar, refrigeration room, laundry and a kitchen fit to create a feast. Spanning 65 character-filled squares and trimmed with a wide verandah, it basks in stunning panoramas that stretch across the pristine greenery to the water's edge. Challenge yourself to a game of golf on the 9-hole course surrounding the homestead or take up tennis on one of the two flood-lit tennis courts. Meander through the picturesque island countryside to witness native animals and abundant birdlife in their natural environment or swap the bush for the small private beach. There's even a nostalgic commercial ferry and a speedboat to keep you connected to the mainland.

Daniel Schoeman | dschoeman@remax.com.au | +61 417 824 769

FLORENCE ISLAND

NEW YORK, UNITED STATES

Located on the American side of the gorgeous Thousand Islands region of the St. Lawrence River, Florence Island is an approximately 2.75-acre gem set just two islands over from the famed Boldt Castle on Millionaire's Row. The island's main house was completely remodeled in fall 2021 to include the addition of a master suite with an outdoor deck, as well as two ensuite rooms also with outdoor decks, for a total of five bedrooms and four full baths. The sunroom also has a daybed with trundle, allowing the home to comfortably sleep 12 guests. The island additionally features a guesthouse that sleeps five in a loft, and has a small living and dining area, kitchenette, and full bath. Florence Island's grounds are beautifully landscaped with flower beds, a water feature, stone pathways, two outside sitting and dining decks, a fire pit area to watch the ships go by, and a manicured vineyard where the owners produce delicious wine and/or jelly every season. The boathouse can accommodate two boats up to 32 feet in length, and the outer docks can handle any size boat or yacht within reason. Two kayaks are available for guest use, as are life jackets, some fishing gear, and many lawn games. A caretaker watches over the grounds three days a week, and a cleaning person comes once a week. The owners are seeking guests who will rent this special island for a month every summer but are open to shorter weekly or biweekly stays.

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SAINT MARGARET ISLAND

USD 3,750,000 | MARYLAND, UNITED STATES | 13.16 ACRES

Positioned below the confluence of the Potomac and Wicomico Rivers in St Catherine's Sound, you'll find St. Margaret Island. The island's location provides calm, tranquil waters which are perfect for boating, swimming, or enjoying the sand beach while taking in the area's beauty from sunrise to sunset. This peaceful escape also serves as a springboard for area exploration. Within a quick boat trip are summer getaway hotspots like Colonial Beach or Sharks Tooth Island for a day in the sun, historic Coles Point Tavern for food, drinks, and live music, and of course the various bodies of water for boating and fishing. The island itself features mature tree growth, an orchard garden, and agricultural field. The current owners have a small flock of peacocks that call the island home, but you'll often find bald eagles, owls, and even deer that have crossed the sound enjoying the lush grounds. Apart from the foliage and nature, the island hosts a main residence, guest cottage, 3-bay storage and work shed, garden shed, and an in-ground saltwater pool overlooking the sound. An added mainland parcel with a deep-water dock allows for a seamless launching point to park your vehicles, board your boat, and cruise out of White Necks Creek over to St. Margaret Island for a remote respite.



TIPPITY WICHITY ISLAND

USD 1,995,000 | MARYLAND, UNITED STATES | 5 ACRES

Create your own summer wonderland on this idyllic island located in a sheltered cove of the Chesapeake Bay, just a 90-minute drive from Washington, DC. Tippity Wichity Island includes a charming and spacious three-bedroom home with a focus on connection to the lush grounds and surrounding water. Each bedroom provides direct outside access. One side of the home features two bedrooms and a full bath. One of these bedrooms is the primary bedroom, offering a prominent view of the St. Mary's River through sliding glass doors giving way to a private porch. The third bedroom with an additional full bath are located on the opposite end of the living area for guest privacy. The open "great" room of the home serves as the central gathering place, providing ample space for living, dining, and entertaining. The room is accentuated by a wood-burning fireplace in the center and large windows offering views down the river on one side and access to the back porch, garden, and grounds on the other. While each of the numerous porches offer a unique view and tranquility, the highlight is the screened-in "gazebo" porch which welcomes outdoor dining year-round or a shaded respite with the ebb and flow of the river in the background. The island features a dock with boat lift, permitted riprap shoreline and living shoreline with a small beach, soft launch for kayaks/canoes, scenic nature trail and multiple storage structures. The river is clean and temperate, and there's also a heated in-ground swimming pool adjacent to the house in its own private garden location.

COTTON ISLAND

USD 3,400,000 | FLORIDA, UNITED STATES | 3 ACRES

This private family-owned island features a three-bedroom, 1.5-bath stilted two-story home. The sturdy custom-built 2,555-square-foot structure includes 1,848 square feet of living space with heating and cooling, and boasts vaulted ceilings, an open living/dining area with a modern kitchen and spectacular views, and a spacious master bedroom with walk-in closets. The property is well maintained and has beautiful cypress batten siding, expansive screened and open shaded porches, three sun decks, an outside shower, and fish cleaning area. The enclosed storage under the home holds a well water system. The island has electricity, a fast internet/security system, two docks, and a breakwater. This unique property is move-in ready with furnishings included in the sale, as well as a grill/smoker, kayaks/dingy and more.

James Butler | jimmy.compassrealty@gmail.com | +1 352 356 2405



TABLE ROCK ISLANDS

CAD 2,650,000 | GEORGIAN BAY, ONTARIO, CANADA | 3 ACRES

So distinctive is this cottage that an entire chapter is dedicated to it in the book “William Grierson: Selected Works,” highlighting the best projects of the architect’s career. The chapter details the many challenges faced and overcome during the planning and construction phases of the project, including the 24 concrete columns that were placed roughly nine feet apart to support the roof, which extends about four feet beyond the structure’s outer wall. Each column surrounds a steel rod driven deep into the main island’s Precambrian rock, ensuring that the structure is as solid as the rock shield beneath. An open-air central courtyard radiates outward like spokes on a wheel to all eight bedrooms and four baths, as well as the 1,600-square-foot great room with open concept kitchen, living room and dining room. Direct walkouts are included from every room, allowing family members and guests to come and go freely. Floor to ceiling glass windows allow for spectacular 360-degree views of the surrounding scenery. This off-the-grid property is fully solar powered. Smooth granite slopes from the cottage to the water. Sheltering rock formations, aka “whalebacks,” to the west form a protected natural harbor on the main islands’ southern end, where there’s also a dry dock boathouse. In addition to the main island, six smaller, undeveloped freehold islands are included in the sale: the one-acre whaleback “Moby Dick” and five others ranging from half-acre to one acre in size.

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BAYWINDS

CAD 2,595,000 | FRYING PAN ISLAND, ONTARIO, CANADA | 7 ACRES

Located on a 7-acre promontory with spectacular water views, Baywinds epitomizes gracious Georgian Bay cottage living. 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 a 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.

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WATSON ISLAND

CAD 2,599,000 | BRITISH COLUMBIA, CANADA | 4 ACRES

Located on Sakinaw Lake on the Sunshine Coast, this family cherished private island retreat offers 360-degree picturesque views of one of the warmest lakes in Canada. The island features a three-bedroom fully furnished home built in 1992, with modern appliances, septic system, furnace, propane fireplace, cable, internet, solar and generator power, and an endless supply of water for year-round living. There is also a secondary small cabin from the 1960s, an additional bunk cabin with a queen-sized bed, and storage buildings. Access is via a 5-minute boat ride from Bear Bay Road, about 2 hours from West Vancouver by ferry. There are two wharfs on the north and south ends and a pontoon boat is included in the sale. Sakinaw Lake is a well-known water ski and wave surfing lake with a members-only water skiing club and a great community of over 200 cabins. The area offers excellent fishing, kayaking, cliff jumping, hiking, sailing and summer concerts. The town of Maderia Park is a 15-minute drive away and has a grocery store, pharmacy, gas station and restaurants.

Tom Hassan | tomhassan@gmail.com | +1 604 809 9777



THE ISLANDS OF LAC LESAGE

USD 495,000 | QUEBEC, CANADA | 0.91 ACRES

This is your opportunity to own two completely private islands in the heart of the Laurentian Mountains, less than 40 minutes from the world-renowned Mont-Tremblant vacation resort and the Mont-Tremblant International Airport. What distinguishes these islands is their unique placement on the diverse and majestic Lac Lesage. This massive body of water is fully navigable and features only a limited number of homes around the lake.

The water quality is crystal clean and pristine, making swimming and all water activities that much more pleasurable. More significant however is the fact that these private islands are located on a portion of the lake which borders an enormous government protected nature reserve, rich in diverse vegetation and wildlife, offering many opportunities for outdoor activities including hunting and fishing. The islands' proximity to the reserve also ensures privacy and seclusion as construction of any kind is not permitted within the reserve. Access is quick and convenient too, as the mainland parking and boat landing is just 765 meters away.

Jeremy Levitt | jlevitt@bdll.ca | +1 819 429 0204

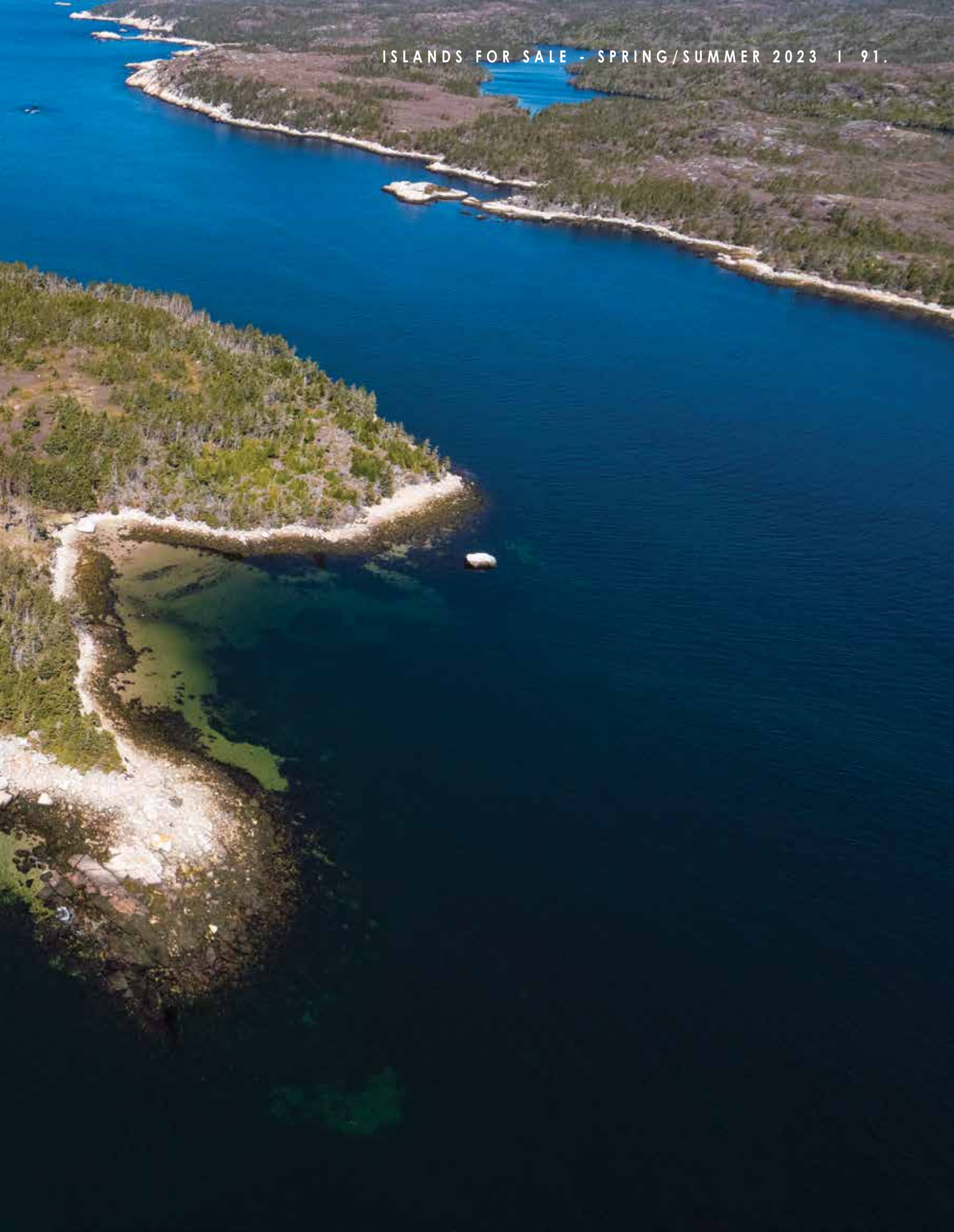


POWERS ISLAND

USD 599,000 | NOVA SCOTIA, CANADA | 24 ACRES

Discover true serenity and majesty on Powers Island, boasting 24 acres of giant rock formations, lush meadows, forests, and the best protected harbour for many miles around. A huge sandy beach and crystal-clear waters welcome you with over 4,500' of shoreline and breathtaking views. With a convenient location just a few hundred yards from West Pennant, Nova Scotia, you could paddle board to the mainland if you wanted to. The island is also only a short 2.5-mile boat ride to the nearest boat launch and wharf in Terrence Bay, which is about 25 minutes by car from downtown Halifax. As the only privately owned island in this area, Powers Island was originally a crown grant and still holds special privileges for subdivision, if desired. Local government bylaws allow for the development of the island for residential or commercial purposes, with very few restrictions on use. Current bylaws allow for up to six single family residential structures to be built. There is a fully developed shore lot only a few miles away (complete with all services, including water, septic, power, boat launch, wharf, floating dock and ramp, storage shed and security gates) which can also be purchased for USD 295,000.

Roderick Williams | btsroderick@gmail.com | +1 416 738 9664







ISLA KINIW

CURACAO, 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.

adam@privateislandsinc.com | 1 855 596 7799

HAINES CAY

USD 37,900,000 | BAHAMAS, CARIBBEAN | 300 ACRES

Haines Cay is a magnificent jewel in the Berry Islands. The approximately 300-acre undeveloped island consists of a first-class powder beach on its eastern side and creeks, bluffs, and mangroves on its western side. With over four miles of quality shoreline, this property offers a world of opportunities. Included in the sale is a developer's package on Great Harbour Cay which is only about 600 feet across a creek. It comes with a 65-slip full service marina (known as one of the safest in The Bahamas), an 18-hole golf course, a 4.5-acre hotel zoned beach club site, the old Great Harbour Cay clubhouse and hotel, a water plant and a vacant marina site with approximately 1,300 feet in the protected marina. The recently opened Great Harbour Cay Airport handles customs and immigration. The population on Great Harbour Cay is about 800 and includes a diverse list of trades people that build the many vacation homes around and look after the infrastructure and service amenities.

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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 is 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.

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IRIS ISLAND ECO RESORT

PRICE UPON REQUEST | PHILIPPINES, ASIA | 10 ACRES

Iris Island Eco Resort is located on Darab Island, one of the Calamian Islands of Northern Palawan in the Philippines. A short one-hour flight from Manila gets you to the closest major town of Coron, Busuanga. From there, the island can be reached directly by boat in 90 minutes or a combination of car and boat which reduces the travel time to one hour. The island offers total privacy and seclusion while being a convenient 15-minute boat ride to the mainland. The resort on the island features eight ocean view solar-powered villas that can accommodate 2 to 4 people each, a cliff-top restaurant, a reception house, and several other structures, some of which require completion. The resort was opened for the first time just before the pandemic and during its brief operation, it attained a 9.5 rating on booking.com which was the highest rating of any hotel in the area. The region offers many tourist attractions including The Bay of Buddhas (with an underwater temple), as well as excellent swimming, snorkeling, diving, kayaking, paddle boarding, sailing, windsurfing and various other outdoor activities. The area is also home to famous World War II wrecks and attracts divers from all over the world. Surrounded by its own magnificent coral reef, this private island jewel presents an excellent investment opportunity and is ready to be taken to the next level.

NORTH PANDAN ISLAND BEACH PROPERTY

PRICE UPON REQUEST | PHILIPPINES, ASIA | 18.6 ACRES

Pandan Island is situated off the coast of Sablayan Town in the Mindoro Occidental province. With its natural beauty and growing popularity as a tourist destination, the island has significant development potential. This is your chance to own an 18.6-acre property available for sale on this beautiful island. Featuring 800 meters of beach frontage, the parcel has an existing Eco-Resort with 22 bungalows accommodating up to 60 guests, a bar and restaurant, dive shop, and various ancillary buildings. The property is fully titled under a corporation and the sale includes a 50-foot safari boat and three service boats. The resort and dive shop are operational, and the closest airport is in San Jose (85 km) with daily flights to Manila. The reef surrounding Pandan Island has been designated a marine sanctuary since 1991, making it an excellent location for diving and snorkeling. Additionally, the island's location between the popular tourist destinations of Puerto Galera and Coron Town opens the possibility of attracting even more visitors.

Peter Treadwell | peter@treadwell.ch | +41 78 773 74 08







MALA BISAGA ISLAND

PRICE UPON REQUEST | CROATIA, EUROPE | 1.2 ACRES

This stunning island property is completely private and owned under a company, with 100% of the shares being offered for sale under this listing. A 120-square-meter house with three bedrooms and two bathrooms sits on the island. The property was built with quality materials and its interior is beautifully decorated. The surroundings of the house feature lush vegetation with a large swimming pool, a canopy with a large table and fireplace, and two small utility houses. The island is approximately one mile off the coast and water is brought from the mainland through underwater pipes. Electricity is provided by solar panels and a small 30 kWh power plant. The island can be used as a personal residence or transformed into an exclusive rental destination.

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



COLUMBIA ISLAND AND PEA ISLAND

USD 4,999,000 | NEW YORK, UNITED STATES | 7 ACRES

For less than the price of an Upper East Side townhouse, you can own a pair of private islands just a 30-minute boat ride from Manhattan. Columbia Island and Pea Island are just offshore from New Rochelle in Long Island Sound — yet are completely self-sustaining for off-the-grid living.

Patricia Anderson | patti.anderson@juliabfee.com | +1 917 664 5763



BLACK'S ISLAND

PRICE UPON REQUEST | FLORIDA, USA | BUNGALOWS FOR SALE

Black's Island offers hidden treasure only a short boat or helicopter ride from Florida's Panhandle. Protected by Cape San Blas, the seven-acre private island provides a modern-day hideaway with breathtaking 360-degree views over the tranquil waters of St. Joseph Bay.

Hilary Farnum-Fasth | Hilary.FF@corcorangroup.com | +1 850 685 0171



PRETTY JOE ROCK, FLORIDA KEYS

USD 2,500,000 | FLORIDA, UNITED STATES | 0.25 ACRE

Set just offshore from 43rd Street in the city of Marathon, Pretty Joe Rock offers an exceptional opportunity to make a Florida Key your own, as a private sanctuary with home of your dreams, or as a successful vacation rental as the island has been in the past.

Gidget Jackson | gidgetjackson@gmail.com | +1 305 900 8217



ROBERTS CAY

USD 5,250,000 | BAHAMAS, CARIBBEAN | 12 ACRES

With its 12 acres of lush green vegetation, two white sandy beaches, a protected harbor, and approximately 32 feet in elevation, Roberts Cay is the perfect island to let your Bahamian imagination run wild and create your own custom private oasis surrounded by crystal-clear turquoise waters.

John Christie | jchristie@hgchristie.com | +1 242 357 7572



SANDY BLUE

USD 12,500,000 | BAHAMAS, CARIBBEAN | 4.4 ACRES

Set on a spacious lot overlooking two private beach coves at Pretty Molly Bay, Sandy Blue is more than 9,200 sq. ft. of island perfection, complete with everything you need to unwind and enjoy a dream-come-true escape without ever leaving the comfort of your vacation home.

George Damianos | George.Damianos@SIRbahamas.com | +1 242 424 9699



SAND DOLLAR CAY

USD 6,900,000 | BAHAMAS, CARIBBEAN | 24 ACRES

This 24-acre freehold gem has four dazzling white sand beaches, excellent elevations, deep-water access and protected mooring areas—the essential ingredients for successful development. A world-class marina and small resort with a 5,000-foot airstrip is only 15 miles away.

George Damianos | George.Damianos@SIRbahamas.com | +1 242 424 9699



LEAF CAY

USD 19,995,000 | BAHAMAS, CARIBBEAN | 15 ACRES

Situated at the center of the spectacular Exumas, this freehold private island with 3 beaches currently has 19 buildings, houses, a dock, storage areas, roads, underground utilities, solar electric, construction equipment, workshops and a 1,200-foot runway.

George Damianos | George.Damianos@SIRbahamas.com | +1 242 424 9699



ISLE OF REST

CAD 1,699,000 | GEORGIAN BAY, ONTARIO, CANADA | 1.3 ACRES

Tucked away in the highly desirable Long Sault area of Sans Souci, Isle of Rest invites relaxation with its spectacular views to the north and south, two sand beaches, and 2,800-square-foot turnkey cottage with 200 square-foot guest cabin.

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



DAISY ISLAND

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

Featuring spectacular open-water sunset views and a sheltered deep-water harbor, Daisy Island has had a complete renovation, with all infrastructure upgraded and two stylish new guesthouses added.

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 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 U-shaped dock and several outbuildings.

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



PART FRYING PAN ISLAND

CAD 1,140,000 | GEORGIAN BAY, ONTARIO, CANADA | 6.5 ACRES

Set on a well-treed parcel with panoramic open-water views to the south and west and more than 2,000 feet of water frontage, this three-bedroom cottage features a central living room with vaulted ceiling, floor-to-ceiling stone fireplace, and a spacious sunroom.

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



SAUNDERS ISLAND

USD 4,400,000 | BRITISH COLUMBIA, CANADA | 10 ACRES

Combining privacy and comfort with legendary Haizagv (Heiltsuk) hospitality and wisdom in the heart of the Great Bear Rainforest, this ten-acre getaway was developed by its current owners over the course of three decades to be a culturally rooted and climate resilient space to gather.

Haydn George | saunders.island.mgt@gmail.com | +1 250 505 5714



MCLAREN ISLAND POINT

CAD 2,200,000 | GEORGIAN BAY, ONTARIO, CANADA | 3.5 ACRES

This 3.5-acre point overlooks the south channel and a large sheltered leeward harbor in Georgian Bay. The property offers a recently built cottage compound comprised of a charming main lodge, master cabin, two-suite sleeping cottage and a dry dock boathouse.

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SANDY ISLAND PROPERTY

CAD 1,185,000 | GEORGIAN BAY, ONTARIO, CANADA | 3 ACRES

On the mid-east coast of Georgian Bay, Sandy Island stands out in size, stature, and ecological significance. This 3-acre property on the island with its own 450-foot sand beach offers its owners a private viewing platform over the lush woodland and sweeping water views.

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



ROUND ISLAND

USD 1,350,000 | NOVA SCOTIA, CANADA | 48 ACRES

On the north side of Bras d'Or Lake lies Round Island, 48 acres of forest beauty boasting multiple lakes and streams. The island is an untouched wilderness offering privacy and gorgeous beaches, just awaiting the development of a fantastic multi-family getaway.

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STEELE POINT ESTATE

USD 25,000,000 | BVI, CARIBBEAN | 8 ACRES

Occupying Tortola's entire far western peninsula, this stellar estate is revered for both its outstanding natural beauty and iconic architecture, providing elegance and seclusion while still being within easy reach of Tortola's gourmet restaurants, bars, shops, and white sandy beaches.

Lucienne Smith | lucienne.smith@redcoralbvi.com | +1 284 543 1028



COCONUT PALM BAY

USD 9,995,000 | BAHAMAS, CARIBBEAN | 14 ACRES

Toward Man-O-War Cay's north end is a magical and very private estate called Coconut Palm Bay featuring a graceful 3-bedroom, 5.5-bathroom main house; a 4-bedroom, 3.5-bathroom guesthouse; a private marina, and a boat house. This one-of-a-kind estate is the finest in the Abacos.

John Christie | jchristie@hgchristie.com | +1 242 357 7572



ROYAL ISLAND

USD 45,000,000 | BAHAMAS, CARIBBEAN | 430 ACRES

Located in North Eleuthera, Royal Island has beautiful beaches, great elevations, a large natural harbour and a turnkey private resort operation all less than 20 minutes from an international airport and FBO, with approvals for both a golf course and a marina.

John Christie | jchristie@hgchristie.com | 1 242 322 1041



HOFFMAN'S CAY

USD 18,000,000 | BAHAMAS, CARIBBEAN | 214 ACRES

Located just seven miles from Great Harbour Cay and its international airport, Hoffman's Cay features stunning beaches on both its windward and leeward sides, and excellent elevations of up to 60 feet, all layered with lush vegetation and the island's own (and locally famous) blue hole.

John Christie | jchristie@hgchristie.com | 1 242 322 1041



NORTH PIMLICO ISLAND

USD 1,995,000 | BAHAMAS, CARIBBEAN | 55 ACRES

This unspoiled freehold gem is located just off Current Island at the north-west end of the Eleuthera crescent and only 20 minutes by boat to the picturesque and historic town of Spanish Wells. The island has more than 3 miles of water frontage and features excellent elevations and views.

John Christie | jchristie@hgchristie.com | 1 242 322 1041

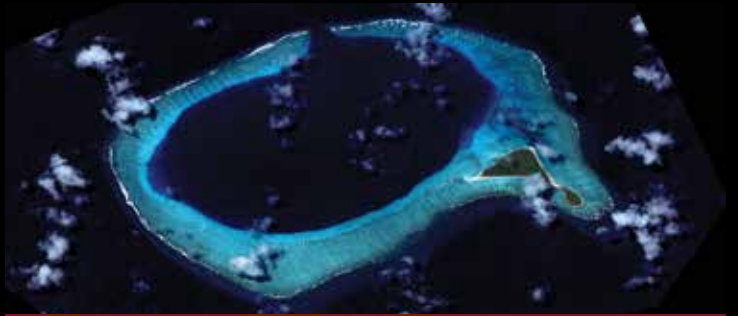


NABAKABAKA LAILAI ISLAND

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 7 ACRES

An ancient, raised reef with steep cliffs on three sides, this island consists nearly entirely of beach on its northern half. Set just off the coast of Fiji's second largest Island of Vanua Levu, this paradise is just waiting to be developed into your ultimate private island getaway.

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WAILAGILALA ISLAND

USD 3,000,000 | FIJI, SOUTH PACIFIC | 114 ACRES

This incredible private island boasts an abundance of beachfront protected by a barrier reef, and faces a beautiful, safe, wide-entry deep-water lagoon. Its precious wildlife also gives it tremendous value and national significance from a conservation perspective.

Rick Kermode | Rick.Kermode@bayleys.co.nz | +64 21 882 452



NANANU-I-CAKE

USD 12,000,000 | FIJI, SOUTH PACIFIC | 575 ACRES

Just a 2.5-hour drive from Nadi International Airport, this freehold private island features a 4-bedroom traditional-style home delivering stunning 360-degree views, with well-defined trails and roads for horse trekking and easy vehicle access to the island's five beaches.

Rick Kermode | Rick.Kermode@bayleys.co.nz | +64 21 882 452



PELELIU PENINSULA

USD 3,000,000 | PALAU, ASIA | 30 ACRES

Located on the Palauan island of Peleliu, this relatively flat peninsula property has a rocky limestone coast on its east and lagoon beaches on its west. Peleliu is a coral island with a small town that features a marina, several stores and hotels, and a landing strip.

Geoffrey Thomas | palauislands@mail.com



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 | 1 855 596 7799



THE NAUTILUS

MALDIVES, ASIA

This highly personalised, immensely private ultra-luxury island resort features 26 beach and ocean residences and is ideally located in the Baa Atoll in the middle of the UNESCO World Biosphere Reserve. Enjoy unscripted dining and free-spirited experiences.

adam@privateislandsinc.com | 1 855 596 7799



BRILL ISLAND

NEW YORK, UNITED STATES

Brill Island gazes upon the Adirondack Mountains, offering a hideaway from the world with front-row access to outdoor adventures. The lodging includes a five-bedroom, 3.5-bathroom main house, a charming two-bedroom cottage, and two glamping tents.

adam@privateislandsinc.com | 1 855 596 7799



BLACK'S ISLAND

FLORIDA, UNITED STATES

Escape to one of the most beautiful private islands in the United States, surrounded by the pristine waters of St. Joseph Bay. The island's bungalows are fully equipped private residences with all the comforts of home. Accessible by boat, seaplane, or helicopter.

adam@privateislandsinc.com | +1 416 728 4989



THE AERIAL

BRITISH VIRGIN ISLANDS, CARIBBEAN

The Aerial on privately owned 43-acre Buck Island immerses its guests in a transformative environment that elevates mind, body, and spirit. This bespoke resort can accommodate 30+ guests in five luxurious residences—Unity House, Faith House, Serenity House, and the Love + Grace Villas.

reservations@aerialbvi.com | +1 615 961 7266



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



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



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



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@velaa.island.com | +960 6565 243



NANANU-I-CAKE

FIJI, SOUTH PACIFIC

Located less than half a mile from the northern coast of Viti Levu and only a 2.5-hour drive from Nadi International Airport, Nananu-i-cake offers a rare opportunity to own a freehold 575-acre private island, with a smaller satellite island, Bua, also included in the sale. A four-bedroom traditional-style home with thatch and rope accents, library, and open-plan dining/living room perches atop one of the island's highest points, delivering 360-degree views over the mango groves and pine forests covering its rolling terrain, and the postcard-perfect South Pacific. The complex includes two guest cottages that are connected to the main house via covered walkways. A swimming pool set into mature gardens complements the refined accommodations, and a series of well-defined trails and roads allow for horse trekking and easy vehicle access to the island's five beaches. The island also has a natural freshwater spring plus 300,000 gallons of water storage. Nananu-i-cake is the perfect high-end hideaway for a private owner seeking exclusive use, but it also teems with possibilities to capitalize on Fiji's current tourism surge. There is ample room to develop villas or resorts on its expansive waterfront or on the island's high ridges overlooking the azure sea.

USD 12,000,000 | 575 ACRES

Rick Kermode | Rick.Kermode@bayleys.co.nz | +64 21 882 452



THE NAUTILUS

BEACH & OCEAN HOUSES, MALDIVES

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