



Bahamas' New Luxury Address

BAYROC's lushly landscaped seven acres of waterfront property afford residents a level of comfort rarely found in an island condominium community. A gatehouse, manned around the clock by security personnel, and private courtyard entrances to each building ensure privacy.

In addition to beautiful landscaping and a secluded white sand beach, BAYROC welcomes its residents home with a unique cascading waterfall at the entrance that pours into a waterway leading to the swimming pool area. Residents have the option of choosing to swim in two different swimming pools - one, an oversized freeform zero-entry pool, and the other, a heated pool. The pool area also offers a cabana for private functions and entertaining, as well as two barbeque areas and a strategically located gazebo for watching spectacular evening sunsets over the water. On completion of Phase 3, other exciting recreational features of the community will include two fully lit tennis courts with gallery and a fully equipped fitness center.

Circular driveways at the approach of each BAYROC building set the tone for the luxury that awaits residents and their guests. Indeed, upon departing the elevator, one is greeted at the entrance to each residence with double, mahogany entry doors and a designer, tiled vestibule.

Once inside, magnificent views of the ocean through French doors draw one's attention to the pristine waters of The Bahamas. Boasting uniquely-spacious floor plans, each residence offers individual central

air conditioning, ceiling fans throughout, security intercom systems, multiple telephone lines, internet connections and cable TV. Additional features include: spacious balconies and wet bars with granite countertops. All glass window and doors are South Florida approved hurricane impact glass.

Each of the residences' fully equipped kitchens offer custom-built cabinets with granite countertops and a double, stainless steel sink complemented by designer faucets. An electric range with self-cleaning oven, side-by-side refrigerator/freezer, convection microwave and dishwasher complete the list of included appliances. A laundry room with washer, dryer and tub is also provided in all units.

Large bedrooms are accompanied by full baths and over-sized walk-in closets. The master bedroom suites also offer spacious closets and lavish appointments in the bathrooms, which include marble floors and countertops, whirlpool baths, separate glass-enclosed showers, bidets, mirrored vanity walls and designer fixtures.

Just a 45 minute flight from South Florida, with direct air services from major international gateways, Nassau is recognized as a leading financial center with state-of-the-art communications, a convenient location and in the same time zone as the New York and Toronto financial markets.

The Bahamas do not tax capital gains, corporate earnings, personal income, sales, inheritance or dividends. The acquisition of a unit in the BAYROC Development satisfies the minimum investment requirement to obtain permanent resident status in The Bahamas, with all the tax advantages that go along with such status.

More information about BAYROC can be obtained by calling our Sales Office at (242)327-0112 or fax (242)327-0114.