



CHAMELEON

Eleuthera, The Bahamas

*A distinctive
new three bedroom home
overlooking the Caribbean Sea*

Chameleon is a new, hurricane resistant home offered for sale on a pre-construction basis at an attractive price direct from the developer.

Perfectly suited to permanent occupation or vacation rental this home has been designed and positioned to take full advantage of the naturally sloping land and maximise Southerly views over the Caribbean.





OPEN PLAN

Indoor outdoor open plan living

The kitchen and living areas are one open plan space with doors on two sides accessing the covered terrace and pool area.

A hallway provides access to the bedrooms and bathrooms with natural stone floor tiles throughout.

The building is finished in a fibre cement 'Hardie' type side finished in a carefully chosen pastel colour with pure white accents and trim.

An attractive pergola provides shade for vehicles and storage space.





THE KITCHEN

Designed to make the most of the climate the kitchen blends seamlessly with the outdoors and the countertops on two sides extend to shady dining areas on the covered deck.

Directly facing the ocean Chameleon enjoys spectacular views over the Caribbean Sea.





Quartz countertop
The kitchen is fitted with a pure quartz counter top with an inset sink



Solid wood cabinetry
Kitchen cabinets are made from solid wood and have various storage features



Premium quality fittings
A high quality kitchen mixer faucet complements an inset stainless sink



THE BATHROOMS

The master bathroom offers a walk in shower with a laminated glass surround and a mixer faucet with rain head and a hand held shower. The shower walls are tiled.

The guest bathroom is equipped with a wall hung single vanity unit with basin and a close coupled toilet. Both bathrooms benefit from high end fixtures and faucets by Hans Grohe and a natural stone tiled floor completes the well appointed bathroom suites.





Close coupled toilet

Toilets are in pure white porcelain with close couplings and chrome accessories



High end faucets

Both bathrooms benefit from high end fixtures and faucets by Hans Grohe.



Designer vanity cabinetry

Suspended vanity units provide storage and support white ceramic basins

THE MASTER BEDROOM

The perfectly proportioned bedroom suite provides spacious and relaxing accommodation with soft tones of décor and natural stone flooring. The master bedroom has a built in closet.



THE GUEST BEDROOM

The well thought out guest bedroom offers a comfortable and spacious bedroom with ample room for a dressing table and further free standing furniture.

Presented with a king sized bed this bedroom can also accept two single beds or alternative furnishing options.

This room features a large built in closet with attractive sliding louvre doors and the adjacent bathroom provides en-suite shower and cloakroom facilities.

Natural stone flooring, bold décor and pure white finishes complete this guest bedroom.



THE DEN

A cosy kids room, snug or a spacious study this third bedroom is accessed from the hallway and provides a flexible extra room depending on individual needs.



FLOORPLAN

Specifications

Gross ground floor area: 807ft² / 75m²

Covered terrace area: 280ft² / 26m²

Living room, kitchen: 205ft² / 19m²

Master bedroom: 151ft² / 14m²

Guest bedroom: 151ft² / 14m²

Third bedroom: 75ft² / 7m²

Bathrooms: 97ft² / 9m²





FEATURES

At a glance

This property benefits from many key features and finishes some of which can be customised by the buyer :

- *Standing seam roof*
- *Hurricane resistant steel structure*
- *Thermal and acoustic insulated walls*
- *Low maintenance PVC doors and double glazed windows*
- *Impact resistant laminated glass*
- *Insect screening*
- *Hardie type exterior siding*
- *Authentic Bahamian shade louvres*
- *Ceiling fans*
- *Wall and ceiling paint finishes*
- *White ceramic sanitary ware*
- *Polished chrome faucets*
- *Wall hung bathroom vanity units*
- *Shower closet wall tiling*
- *Quartz kitchen counter*
- *Solid wood kitchen cabinetry*
- *Natural travertine stone floor tiling*
- *Composite panel interior doors*
- *Polished aluminium door furniture*
- *Louvered closet doors*
- *Inset LED ceiling downlights*
- *Car port pergola*



VACATION RENTAL

Reliable Income

With over 1.5 million visitor entries to The Bahamas every year the vacation rental industry is swamped with demand.

Rental yields are high as a result and a year round season of fine weather ensures that rental properties are seldom empty. Investing in a property to rent is an intelligent choice offering owners a reliable income, a holiday home and a long term return on investment as property values increase.

Typical rental income for a well-appointed three bedroom home range from \$2500 to \$4000 per week. There is no fixed holiday rental season in The Bahamas due to the year round pleasant climate although bookings are less frequent from August to November. Occupancy rates currently run at between 50% to 75% (26 – 38 weeks) leaving 14 – 26 weeks available for owner use.

For owners choosing to take advantage of buyer financing rental revenue more than covers borrowing costs.



Mortgages

Buyer financing is available to qualified purchasers through third party mortgage brokers. Further information is available on request.

Reservations

This property is offered for sale on a pre construction basis with delivery in approximately 5 months. A draft sales agreement is available on request.

Furnishing

For a completely 'key in hand' solution our interior designers can arrange a full furnishing service on request.

Contact Us

Email: contact@baubu.com

Website: <https://baubu.com>

Telephone: (44) 2036 952 329

**This brochure is non contractual – Free standing furniture shown is excluded*





a PRIME LOCATION
in the BAHAMAS

A sought after residential estate near Governors Harbour, Eleuthera





THE SITE

Set in a lot of approximately 10,000ft² the property is situated on an elevated site overlooking the turquoise waters of The Caribbean Sea, in a residential estate situated on the protected Caribbean side of the island of Eleuthera just 15 minutes from the fast-developing town of Governors Harbour.

The property is approached from an impressive entrance feature and is accessed by way of a private road. A dedicated underground water and power supply serve the property avoiding unsightly telegraph poles and visible cables overhead and restricting the magnificent views. Phone and Internet is provided by 'fibre to the property' lines resulting in super-fast broadband and the property is served by a new septic tank drainage system

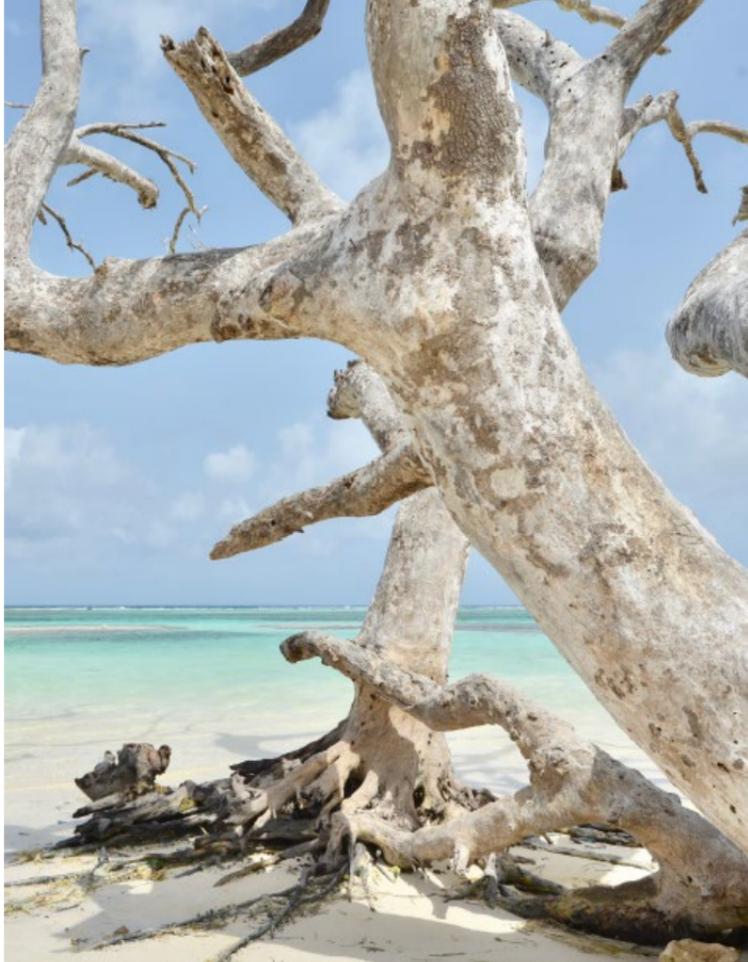
RAINBOW BAY

Located on the sheltered lee side of the island Rainbow Bay enjoys protection from prevailing winds and crystal clear water making it a perfect location for water based activities, sailing and boating, fishing and snorkelling which is not possible on the unprotected Atlantic shore of Eleuthera.

Rainbow Bay Beach is one of Eleuthera's most attractive beaches and Governors Harbour international airport is a short drive with regular flights from Nassau, The United States and other Islands.



Few areas in the world can rival the natural beauty of this island. A nineteenth-century traveller dubbed the Bahamas "The Isles of Perpetual June," and with good reason. Thanks to the Gulf Stream and Trade Winds, temperatures are mild year round. The average daytime high during the winter months is 78 degrees Fahrenheit, with a night time low of 67°. During the summer months, the daytime high averages 88° and the night time low 77°. Water temperatures are just as comfortable, ranging from 74° in the winter to 84° in the summer.



“ELEUTHERA
Reality resembles
THE
WILDEST
IMAGINATION”

Located 200 miles from Florida and only 60 miles east of Nassau, Eleuthera is just over a mile wide and 110 miles long. The main settlements of this quaint island are Governor's Harbour, Rock Sound, Tarpum Bay, Harbour Island, and Spanish Wells. With direct flights from the U.S. to three airports, the North Eleuthera Airport, Governor's Harbour Airport, and the Rock Sound Airport, Eleuthera has excellent communications. This hilly, verdant island paradise became the "birthplace of the Bahamian Islands", and eventually one of most developed of the Bahamian Islands. It has a population of over ten thousand most of who are engaged in fishing, farming and the tourist industry



THE BAHAMAS

*“From space, the
Bahamas is the most
beautiful place on Earth*

Chris Hadfield - Astronaut

The Bahamas has comprehensive and modern infrastructure, particularly on the two major islands, New Providence and Grand Bahama, where most of the population live. Electricity and water are in abundant supply.

Telecommunications services and facilities in The Bahamas are state-of-the-art, with direct international links provided through a 100% digital switching system.

The islands are very close in proximity to the United States of America and with over 32 ports of entry and international airports with direct flights from across the globe, The Bahamas are also one of the most easily accessible tropical destinations.

Having a tropical maritime wet and dry climate, with slight incursions of mildly polar air, generally the Bahamas does not experience extremes of temperatures. The humidity is fairly high, especially in the summer months, but there is usually a pleasant breeze which lessens the humid effect.

Rain showers can occur at any time of the year, but the rainy months are May to October.

Rainfall is mainly in the form of heavy thundershowers, which clear quickly. The breath-taking waters are what most visitors come to enjoy and there is actually visibility in depths up to 200 feet.