



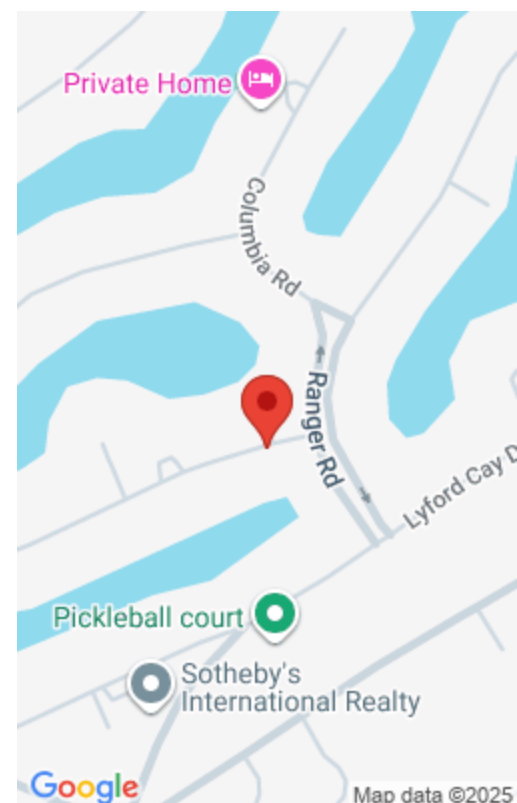
**\$12,000,000**

### **3 AGUAS, SHAMROCK ROAD**

<https://bahamabeachrealty.com>

Welcome to "3 Aguas," a beautiful, modern residence in Lyford Cay. Located on Shamrock Road, a tranquil "no-through-way" street within Lyford Cay, this residence enjoys a peaceful neighborhood feel, while also offering the convenience of being located a 3-minute drive from both the community's entrance gate and club. Set on a 30,056 sqft lot, this...

- 7 beds
- 7 baths
- Single Family Home
- 30056 sq ft



**Call us now**

Email: [info@bahamabeachrealty.com](mailto:info@bahamabeachrealty.com)



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## Basics

**Category:** Single Family Home

**Bathrooms:** 7 baths

**Area:** 30056 sq ft

**Year built:** 2015

**Block:** 27

**Lot:** 3

**Date Listed:** 2025-02-27T00:00:00

**Bedrooms:** 7 beds

**Half baths:** 2 half baths

**Lot size:** 30056 sq ft

**Currency:** BSD

**Island:** New Providence/Paradise Island

**Sale or Rent:** For Sale Only

**MLS ID:** 61255

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## Building Details

**Foundation:** Yes

**Exterior material:** Stucco

**Parking:** Garage & Carport

**Construction:** Other

**Roof:** Other

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## Amenities & Features

**Laundry:** In Unit

**Sewer:** Connected

**Style:** Single Family Lot

**Air conditioning (Condo):** Central

**Water:** City

**Amenities:** 24 Hour Security, Dock, Garden Area, Hurricane Windows, Stand-by Generator, Swimming Pool

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## Miscellaneous

**Legal Description:** 3 Aguas - Block 27, Lot 3, Shamrock Road, Lyford Cay, Nassau, Bahamas

**Site Influences:** Golf Course Nearby, Private Setting, Shopping Nearby, Recreation Nearby, No Thru Road, Landscaped, Marina Nearby, Gated Community, Canal Front

**Monthly Assessment:** \$2,000



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