



\$1,399,000

VILLA 1311, GRAND ISLE

<https://bahamabeachrealty.com>

Sun, sand, and sea are the order of the day when Villa 1311 is your home away from home. Located in the beachfront community of Grand Isle at Emerald Bay, Great Exuma, this 3-bedroom luxury retreat is ideally positioned on an elevated bluff, capturing sweeping ocean views and just steps from the powder-soft white sands...

- 3 beds
- 3 baths
- Condo
- 2730 sq ft



Call us now

Email: mail@bahamabeachrealty.com



Basics

Category: Condo

Bathrooms: 3 baths

Lot size: 0 sq ft

Currency: USD

Subdivision: Grand Isle Resort & Residences

Date Listed: 2026-04-01T00:00:00

Bedrooms: 3 beds

Area: 2730 sq ft

Year built: 2008

Island: Exuma & Exuma Cays

Sale or Rent: For Sale Only

MLS ID: 66629

Building Details

Foundation: Yes

Insulation (Walls): Yes

Floor covering: 2, Travertine

Exterior material: Finished Concrete, Stucco

Parking: Garage - Single, Street

Insulation (Ceiling): Yes

Construction: Concrete Block

Basement: Slab

Roof: Wood Shingle

Amenities & Features

Laundry: In Unit

Style: 2 Storey-Main L Entry

Air conditioning (Condo): Central

Outdoor Area (Condo):
Patio, Porch

Sewer: Connected

Shared Amenities: Exercise Centre, Pool
Outdoor, Storage Unit, Beach

Water: City

Amenities: 24 Hour Security, Additional Accom.,
Furnished, Hurricane Windows, Impact Windows, Jetted
Bathtub, Night Security

Miscellaneous



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Legal Description: Villa
1311, Grand Isle Resort and
Residences, Emerald Bay,
Great Exuma, The Bahamas

Site Influences: Adult Oriented, Central location, Easy
Access, Family Oriented, Golf Course Nearby, Highway Access, View -
Ocean, Shopping Nearby, Sidewalk, Recreation Nearby, No Thru
Road, Landscaped, Seniors Oriented, Road - Paved, Underground
Services, Marina Nearby, Can Be Rented, Gated Community

Road: Street

Restrictions: Home Association



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