



**\$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



## 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



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



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## 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

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## Amenities & Features

**Laundry:** In Unit

**Sewer:** Connected

**Style:** 2 Storey-Main L Entry

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

**Air conditioning (Condo):** Central

**Water:** City

**Outdoor Area (Condo):**  
Patio, Porch

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

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## Miscellaneous

**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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