

AGIA

GREAT EXUMA
BAHAMAS







AGIA EXUMA 06

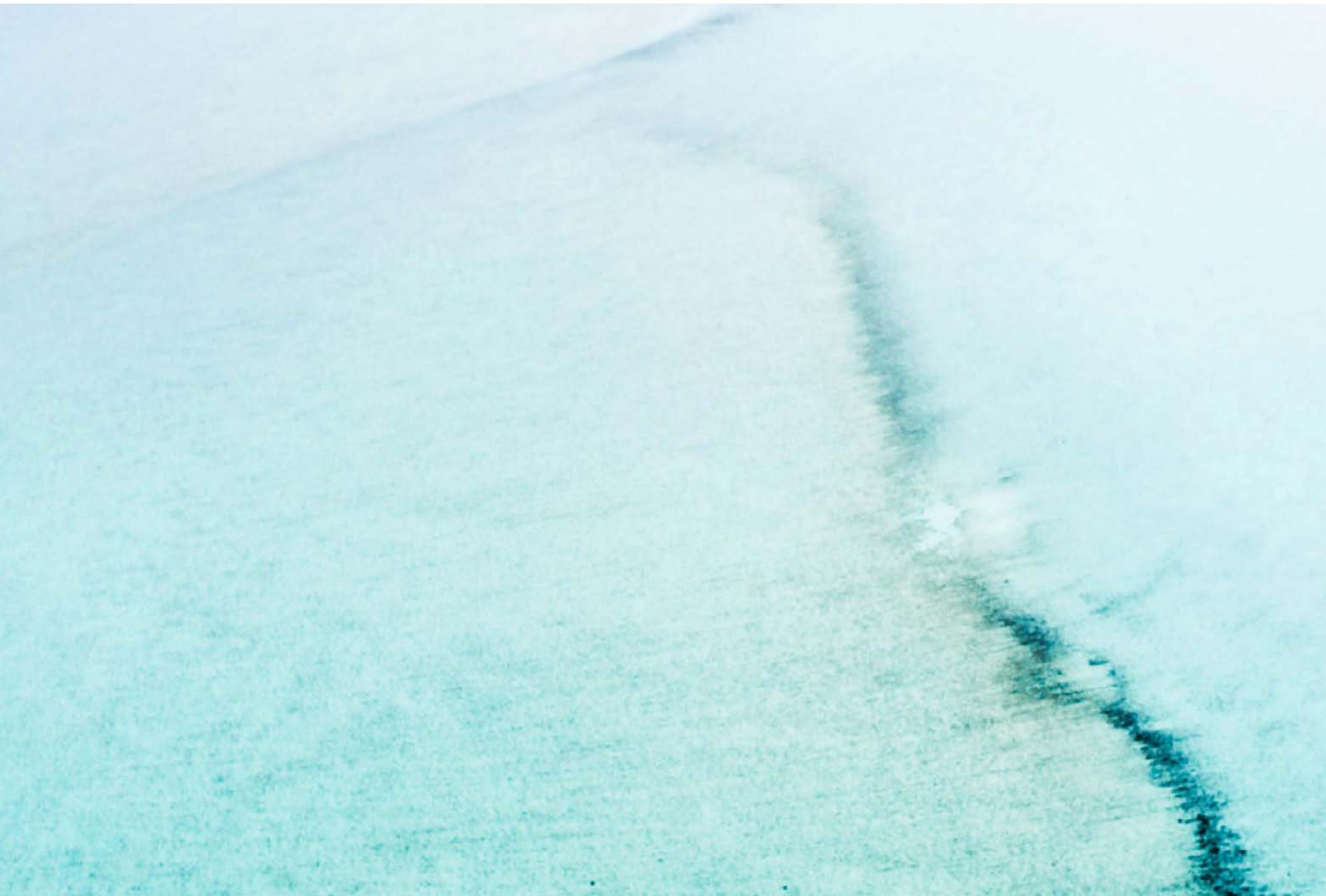
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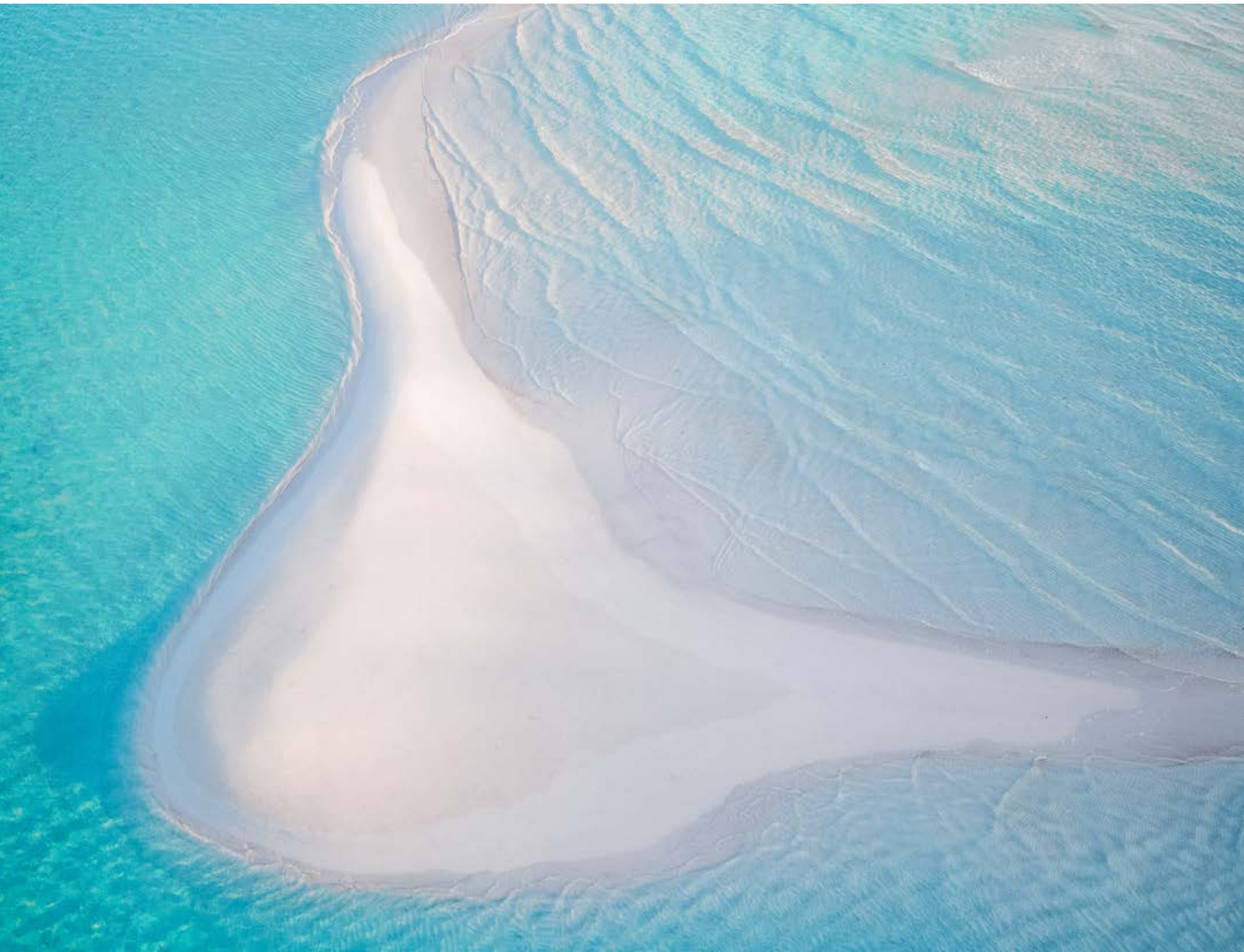
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AGIA EXUMA



AGIA SUMMARY



AGIA is a luxury, water-oriented subdivision on the island of Great Exuma, Bahamas. Comprising approximately 60-acres, this spectacular site is built directly on the ocean and has excellent views from all locations, as the property has varied elevations above sea level. The yacht basin affords owners the security of a calm marina, with boat slips immediately adjacent to the home sites.

By purchasing a home in AGIA owners can obtain Bahamian residency, allowing travel freely in and out of the country with no restrictions on length of stay. Residency also allows owners to open banking accounts in United States Dollars and Bahamian Dollars. The developer offers several options on home design, and has an experienced construction team in place, ready to build any style of residence.

The Bahamas, a TAX FREE HAVEN just off the coast of the United States, has an ideal year around climate and is known for its beautiful, white sandy beaches and sparkling crystal clear ocean waters, AGIA awaits those fortunate few who seek a home in paradise.



THE EXUMAS

Consisting of more that 365 small islands and cays, the Exumas are celebrated for their sapphire blue water, footprint free beaches and ultra exclusive resorts, reinforcing its reputation as the ultimate escape. Great Exuma serves as an anchor to this archipelago. It is served by an international airport offering daily, bi-weekly and weekly flights with several major national and international airlines. The largest of the cays, Great Exuma’s main city is the laid back capital of George Town, originally settled in 1783 by American loyalists and named after King George III.

With a population of 5,600 people, Great Exuma has built its reputation as a luxury travel destination. A service economy is structured to support both individual tourists and large scale resorts such as the Sandals Resort in Emerald Bay. Great Exuma is a favorite destination among yachters, golfers and families.



From his star-struck perch aboard the International Space Station in 2015, NASA Astronaut Scott Kelly christened the waters surrounding Great Exuma in the Bahamas to be, “The most beautiful place from space.” When Kelly arrived home after his year orbiting the earth, Great Exuma was one of the first places he traveled to with his daughter, so they could both view the island’s beauty first-hand.





ARRIVING AT AGIA

Great Exuma's international airport in George Town hosts direct flights from Nassau, Miami, Atlanta year round, and seasonally from Fort Lauderdale, Charlotte and Toronto. It is currently undergoing a major upgrade and renovation. There are docking facilities and 6 full service marinas in the islands, offering short or long term dockage for those traveling by boat. To travel between islands, transportation is available by ferries & water taxis.

A \$65 million development of the new Exuma International Airport is currently under construction, representing the single

largest investment in any Family Island airport in The Bahamas. Key components of the upgrade program are the construction of a new 60,000 ft² air terminal building and upgrade of the runway and aprons. The new refurbished runway will be 7,000 linear feet and new aprons and taxiway.

This includes a new Fixed Based Operation (FBO) with strategic partner, Odyssey Aviation, who will be constructing the new FBO facility adjacent to the new air terminal building.



GULF OF
MEXICO

Miami

Grand Bahama

Abaco

BAHAMAS

Bimini

Eleuthra

Nassau

Florida Keys

Andros

EXUMAS

EXUMA SOUND

Cat Island

San Salvador

Great Exuma

AGIA

Rum Cay

Long Island

Crooked Island

Acklins Island

Mayaguana

Cuba

GREAT BAHAMA BANK

WEST INDIES

ATLANTIC OCEAN



Miami

Nassau

AGIA

Great Exuma

1 Hour 15 Minutes





EXUMAS ACTIVITIES

LEGEND	
	Diving Sites
	Fishing
	Snorkeling
	Wreck Sites
	Golf
	Marine Park
	Private Island

The Exumas is located in the heart of sailing routes, fishing grounds and spectacular diving that draws people from around the world. It's easy access combined with feeling of remote beauty has made it an international destination for discerning travelers and exclusive private islands.

With sandy white beaches and dazzling blue water, the island offers an array of water activities from sailing and kayaking to coral reef and cave exploring. Under its transparent turquoise waters are beautiful natural gardens of coral teeming with fish and lobster, offering a breathtaking marine environment that is truly memorable.

YACHTING & SAILING

The Exumas is the ideal destination for boaters and sailors to enjoy excellent year-round cruising in the waters of the West Indies, with boats constantly crossing from Florida to the Out Islands of The Bahamas for fishing and diving expeditions. As host to sailing competitions year round, annual regattas include The Family Island Regatta in George Town, The George Town Cruising Regatta, the Black Point Regatta, among others.

DIVING

The islands also present wonderful dive opportunities with an intriguing combination of shallow coral reefs and colorful walls. With minimal currents along the reefs, most diving is easy enough for beginners and several shallow sunken ships present an unforgettable introduction to wreck diving. For the more advanced diver, the islands offer several blue holes and underwater cave systems, along with shark feeds for the more adventurous.

ON THE LAND SIDE

Named by Travel and Leisure as Best Golf Course in the Caribbean, golfers will enjoy the Greg Norman designed golf course, home to the Great Exuma classic on the kornferry.com Tour. With more than 125 species of birds, bird-and-wildlife watchers can spend their days hiking trails and silently paddling amid the lush mangrove forests to catch a sight of famed pink flamingos and rare Bahama Parrot that call the Out Islands home. The area is ideal for star gazing, offering breathtaking sunsets and evening skies full of constellations, including unsurpassed views of the Milky Way.





The neighboring Greg Norman-designed Emerald Bay Golf Course, available to AGIA members through our concierge service.





AGIA EXUMA PROJECT SITE







Daytime at AGIA



Daytime at AGIA



Nighttime at AGIA



AGIA PROPOSED COMPONENTS

- AGIA Yacht Club – Two restaurants & bar, library, wine & cigar lounge, private cinema, private dining wine rooms
- AGIA Beach Club
- 20 AGIA Ocean & Inner Harbor Residential Villas
- 35 AGIA Ocean & Inner Harbor Pavilions
- 50 Slip AGIA Megayacht Offshore Marina
- 30 AGIA Slip Smaller Yacht Inshore Marina
- 125 AGIA Slip Dry Stack Marina
- AGIA Marina village

AGIA PROPOSED FACILITIES

- AGIA Spa
- AGIA Health Club
- AGIA Restaurants and Bars
- Water Activities (access to AGIA fleet of boats)
- Golf (access to the Greg Norman-designed course)
- Guided Fishing and Fly Fishing tours





AGIA BRAND VISION

AGIA IS ...

AN ODE TO GREECE

Grounded in the spirit of Greece and informed by its simple, soulful aesthetic: a tranquil balance of sea and sky, the purest natural elements, and an authentic celebration of both people and place.



A NEW LIFESTYLE WITH AN OLD SOUL.

AGIA is grounded in the primal experiences of those who
came before us, translated to how we live today.

AGIA IS A LOVE LETTER TO THE SEA AND THE SKY.



REFINED SIMPLICITY

Clean, open, and pure, AGIA seeks to remove the extraneous to find the stunning simplicities of the world, seen through a refreshingly human lens—it's about finding beauty in the small things.

A particular point of view creating a sense of grace and elegance through careful curation and a philosophy of restraint to enhance the essence of each space, each meal, and each moment.





AGIA BRAND & LIFESTYLE

A new lifestyle with an old soul



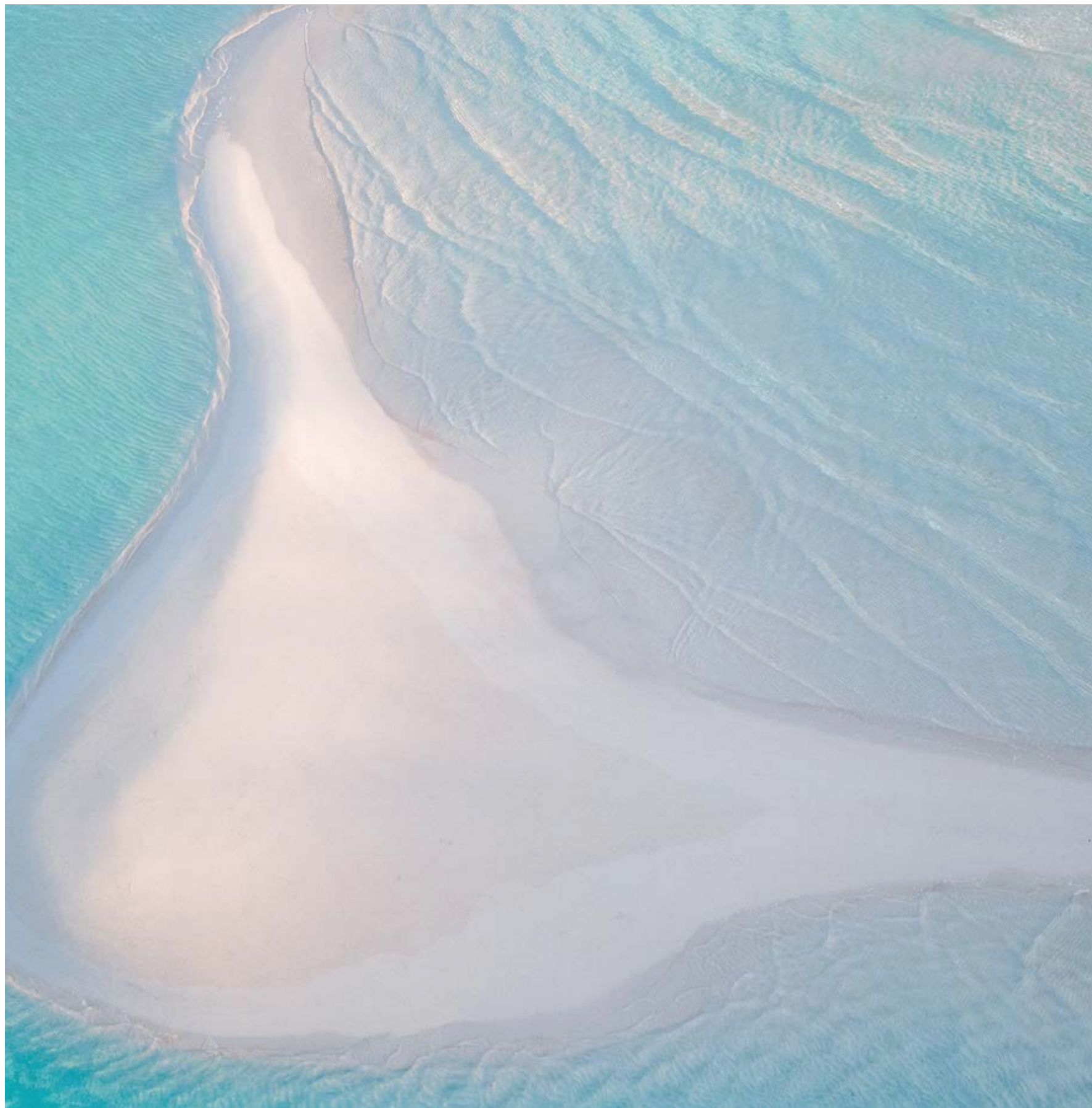
























AGIA CULINARY VISION

A celebration of Greek and Mediterranean cuisine



"Nassis will be a celebration of the greek lifestyle, of its history and of its people through its food."

CHEF “MANOUIL” MANUEL TORTEROLA

CHEF “MANOUIL” MANUEL TORTEROLA

has had experience around the globe. Always continuing to learn and grow. He began his culinary career in Argentina, worked at both fine dining and more casual restaurants. Some notable experiences include Spago – Wolfgang Puck Four Seasons Maui, Matt Moran’s Aria in Australia, and in the UK, he staged at Heston Blumenthals world famous -The Fat Duck.

LIST OF NOTABLE RESTAURANTS

- Matt Moran’s Aria Restaurant (sydney)
- Tetsuyas (sydney)
- Bilsons (sydney)
- Rockpool (sydney)
- Bentley (sydney)
- Marque (sydney)
- The fat duck (uk)
- Spago Maui at the Four Seasons (usa)
- Gran Bar Danzon (buenos aires)
- Arturito (san pablo)
- Mani (san pablo)













AGIA WELLNESS VISION

Body, mind, soul, spirit – a balanced life

House on the Dune

Chad Oppenheim
Harbour Islands, Bahamas



AGIA ARCHITECTURE VISION

Bahamian exterior architectural influence

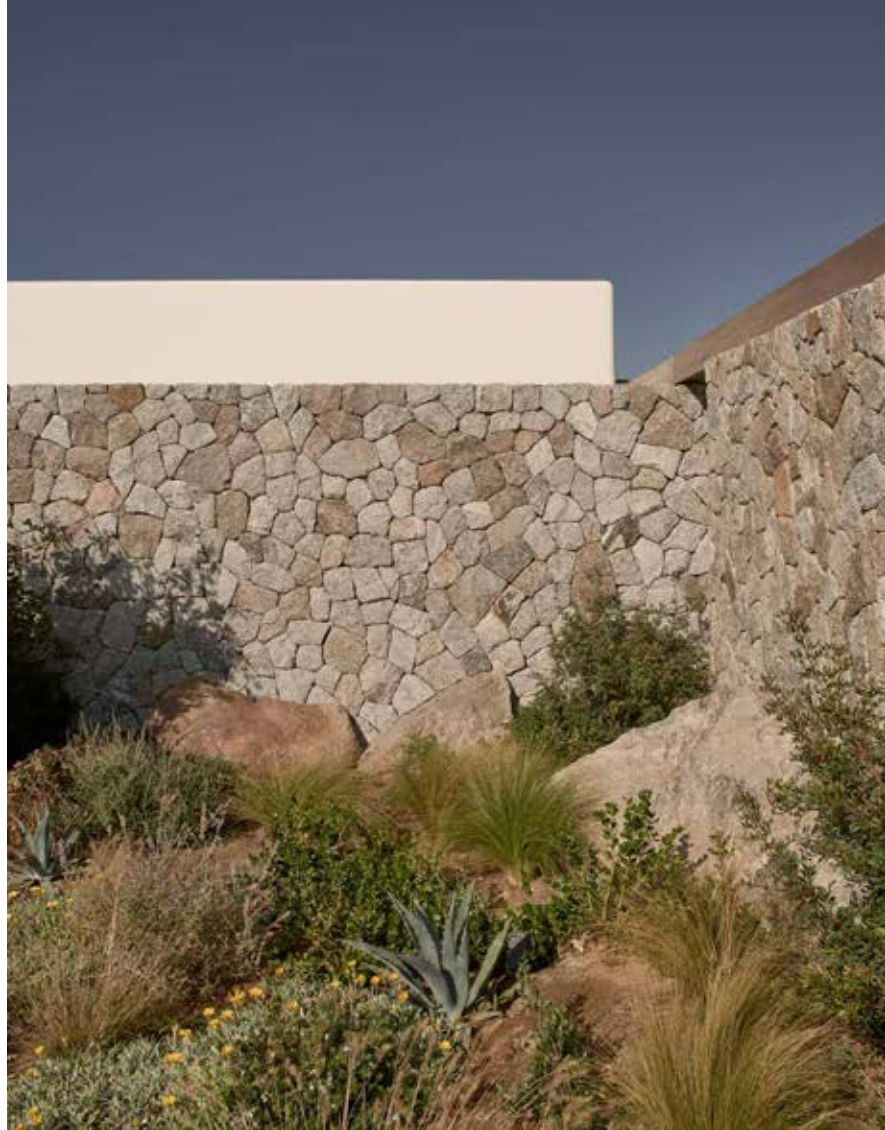






AGIA DESIGN VISION
Design inspired by Greek & Mediterranean style















AGIA MARINA VISION















AGIA TEAM



ELITE MARINAS GROUP

THE SETAI GROUP

CHAD OPPENHEIM ARCHITECT

JFB, LTD GENERAL CONTRACTOR

ILONA CREATIVE STUDIO

IMI LIVING

