



BEACH RESIDENCES

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BAHAMAS HOMES DEVELOPMENT

Bahamas Homes Development is the local project developer of the Strack Group in the Bahamas. Founded by Hanno Strack, the company specializes in the planning and development of luxury villas, semi-detached houses, apartments, and branded residences on Grand Bahama. Bahamas Homes Development places great value on collaborating with local businesses – following the motto: „Act local, grow together.“ This fundamental attitude not only promotes the local economy but also ensures that the projects developed are in harmony with the culture and needs of the community.

Hanno Strack’s instinct for the right plots in the optimal locations, combined with his discerning taste and extensive expertise, have already led to a success story on Mallorca. There, Hanno Strack has built around 100 homes with Cala Pi Homes over the past ten years. Eight houses are already under construction on Grand Bahama, and under Hanno Strack’s motto, „Life is a pleasure,“ they create not just simple properties, but true lifelong dreams.



THE BAHAMAS



ABOUT THE BAHAMAS

The Bahamas, a stunning archipelago in the Caribbean, is renowned for its beautiful landscapes, vibrant culture, and advantageous economic conditions. Spangled between the depths of the North Atlantic and Florida's eastern coast, the Bahamas comprises more than 700 stunning subtropical islands and 2 400 cays, most uninhabited, and all fringed by spectacular coral and fathomless ocean trenches.

From the grit and bustle of funky Nassau to the vast mangroves of Andros, there's an astonishing array of beaches, reefs, forests and historic

towns to be discovered, all within the compass of an hour's flight. Over 300 days of sunshine annually with warm temperatures year-round, makes outdoor activities plentiful.

The Bahamas have a population of about 400 000 people. By far the two most important cities in the Bahamas are the capital, Nassau, and Freeport. Together, more than three-quarters of the Bahamas' population lives in these two.



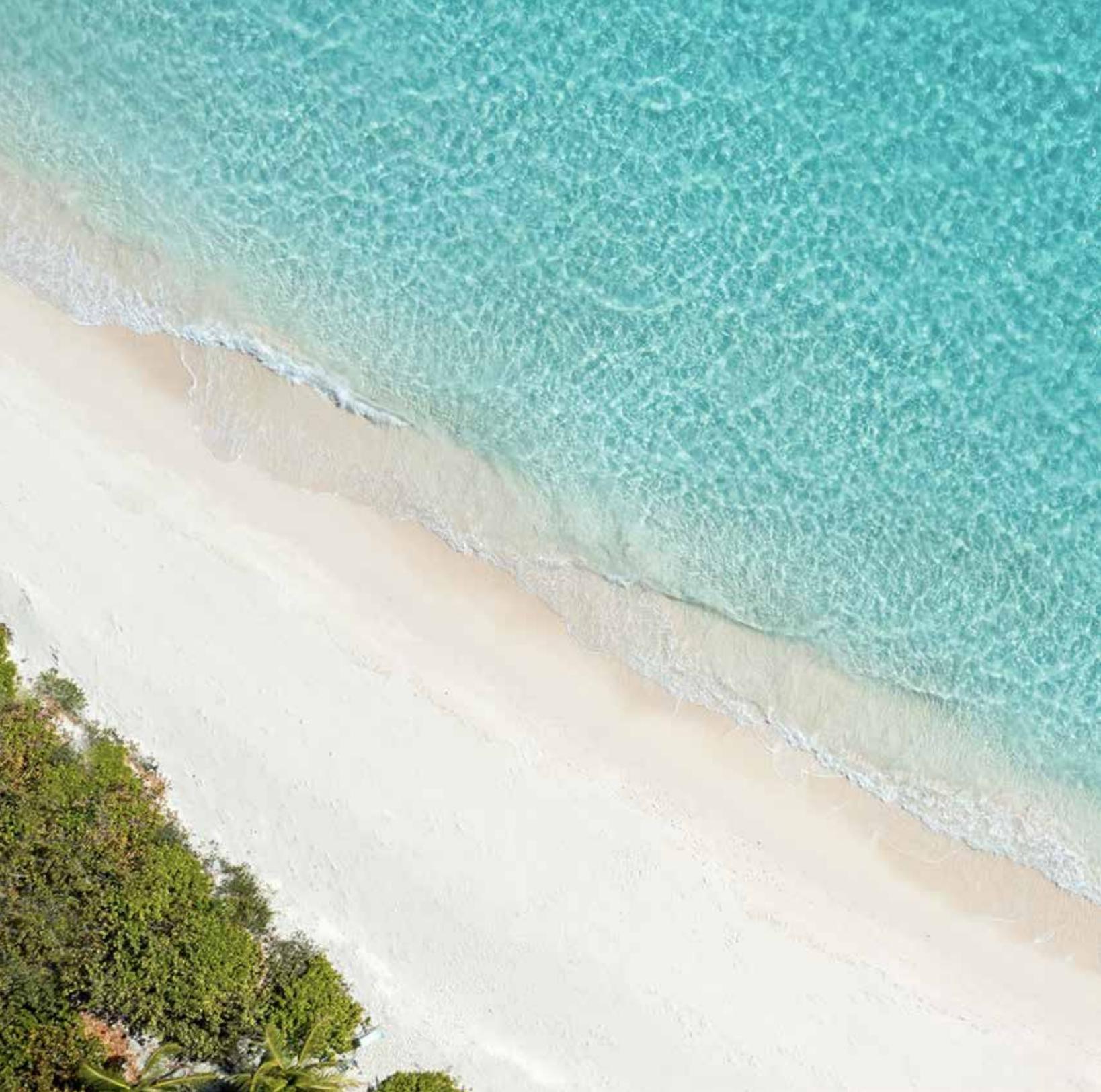
ECONOMIC AND POLITICAL STABILITY

The Bahamas is a parliamentary democracy with a stable political system, and is recognized by Transparency International as among the jurisdictions least prone to corruption in the Caribbean. Corruption Perceptions Index rank 28/180, score 65/100 (U.S. rank 28/180, score 65/100 - Spain rank 46/180, score 56/100).

In terms of gross domestic product per capita, the Bahamas is one of the richest countries in the Americas (following the United States and Canada) with tourism accounting for 50 per cent, financial services nearly 20 per cent

and the balance spread among retail and wholesale trade, fishing, light manufacturing and agriculture. A former British colony and now a Commonwealth member, the country is a major centre for offshore finance and has one of the world's largest open-registry shipping fleets. The Bahamian dollar is pegged 1-to-1 with the U.S. dollar.

The Bahamas enjoys a peaceful and stable political environment, free from wars or major internal conflict, ensuring safety for residents and businesses.



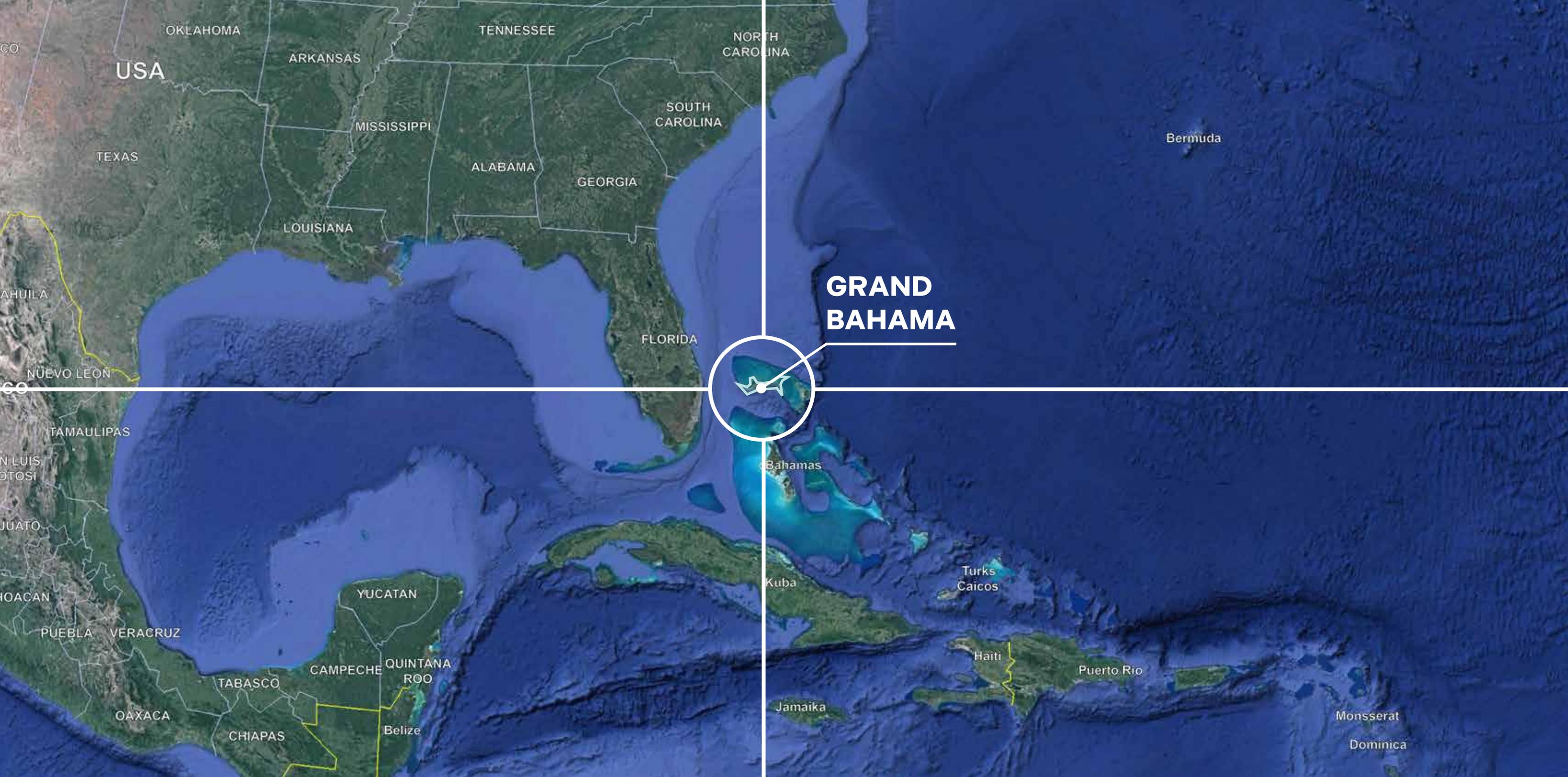
GRAND BAHAMA

Located just 55 Nautical Miles from the coast of Florida, the Island of Grand Bahama is the most northern island in The Bahamas' Archipelago. It's known for its beaches, reef-lined coves and mangrove swamps as well for its Waterfront Communities, Golf Courses and Dining.

With a variety of cultural experiences and natural wonders, like the Lucayan National Park or a blue hole named owl hole, Grand Bahama is ideal for everything from boating, dolphin watching and eco-adventures to jeep safaris, scuba diving and bike tours. Grand Bahama has a va-

riety of events throughout the year including art festivals, concerts and the Junkanoo Carnival.

With an international airport and a major cruise ship port, public and private healthcare, an IB international school, and diverse residential options, Grand Bahama offers a high standard of living. The alluring climate, combined with modern infrastructure and a high standard of living, adds up to an unbeatable "vacation quality" lifestyle in Grand Bahama.



**GRAND
BAHAMA**



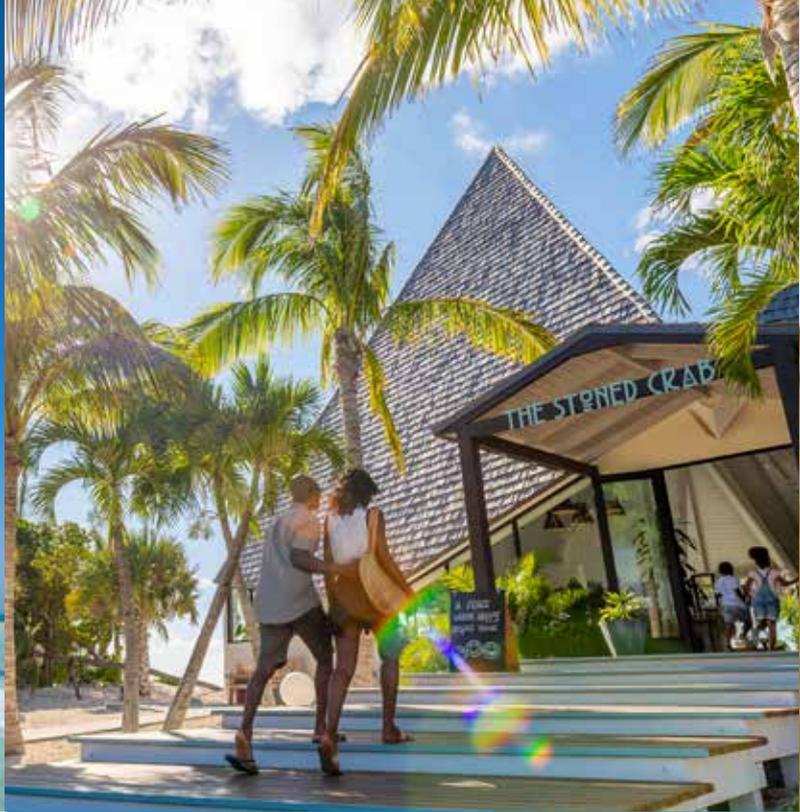
FREEPORT

Freeport is an extraordinary center for business and private investment, offering privacy, modern conveniences, and financial advantages. With the city of Freeport being a free trade zone, there is a wide array of tax incentives.

Residents and corporations enjoy no taxes on imports, no taxes on exports, no taxes on property, no taxes on income, no taxes on repatriation of profits, and no capital gains taxes. These fiscal advantages make living in Grand Bahama scenic and financially strategic, where economic and personal freedom go hand

in hand. There are no restrictions on foreigners buying property. Investors who spend at least USD 1 000 000 on real estate are eligible for permanent residency and may qualify for a U.S. B1/B2 visa. Accessibility is another factor. Freeport is just a 30-minute flight from Miami, with direct flights available to global destinations.

Known for its natural harbors and beautiful parks, Freeport is ideal for those who prefer a slower pace of life without sacrificing convenience.



PROJECTS



CATAMARAN CENTER

Xquisite Yachts, an award-winning yacht manufacturing company opened the Xquisite Catamaran Center, a secluded and friendly boutique resort & marina.



RESIDENCES & RESORT

A luxury resort and branded residences project aimed at attracting high-end tourism, enhancing Freeport's appeal as a luxury destination. Consisting of 70 guest rooms, including 26 villas and 44 suites.



AIRPORT

Major renovations planned for the airport over the next five years to enhance its capacity and connectivity.



DRY DOCK FACILITIES

A \$600 million investment in dry dock facilities to support ship repair and maintenance, further promoting Freeport as a shipping hub.



CELEBRATION KEY

Celebration Key is the first port destination that's been exclusively designed for Carnival Cruise Line, offering a range of activities and amenities. Opening July 2025.



DOCTORS HOSPITAL

A private healthcare option aimed at enhancing health-care delivery and providing more choice for residents.



MIAMI



ABOUT MIAMI

Miami, Florida, is the United States' urban playground on the beach, complete with tropical days and spicy nights. Beyond the radiant sun, surf and sand, Miami has rich history as an entertainment and cultural destination. From world-famous Art Deco architecture to renowned nightclubs to luxury fashion in the Design District - Miami is where everyone goes to play.

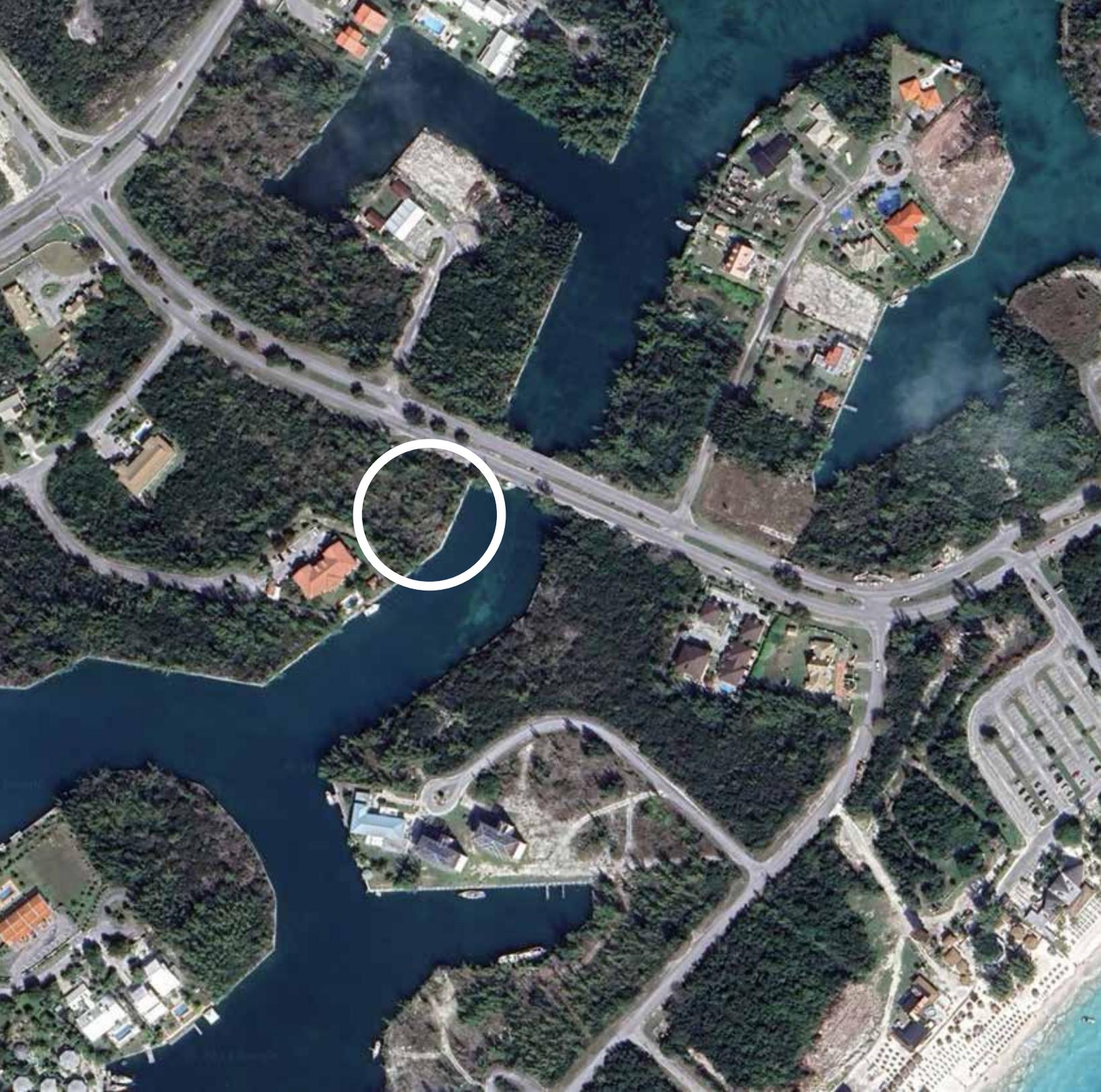
Wherever you go, from the Art Deco condos of Miami Beach to the beautiful-people populated clubs of South Beach, Miami transports it's visitors to another world, a world of glamor,

decadence and pure pleasure. Miami is a true melting pot and one of the most cosmopolitan cities in the world. From international art fairs and thrilling performing arts theaters to a dynamic museum and gallery scene, Miami is a world-class destination for arts and culture.

Grand Bahama and Miami are different worlds. But geographically close. That's why Freeport is practically a suburb of Miami - just a step away from big city life.



BEACH RESIDENCES



LOCATION AND SIZE

Lot size 32 441 sqft / 3 014 m²

8 canal homes in gated community

5 steps to your own boat

5-minute walk to the beach and restaurants

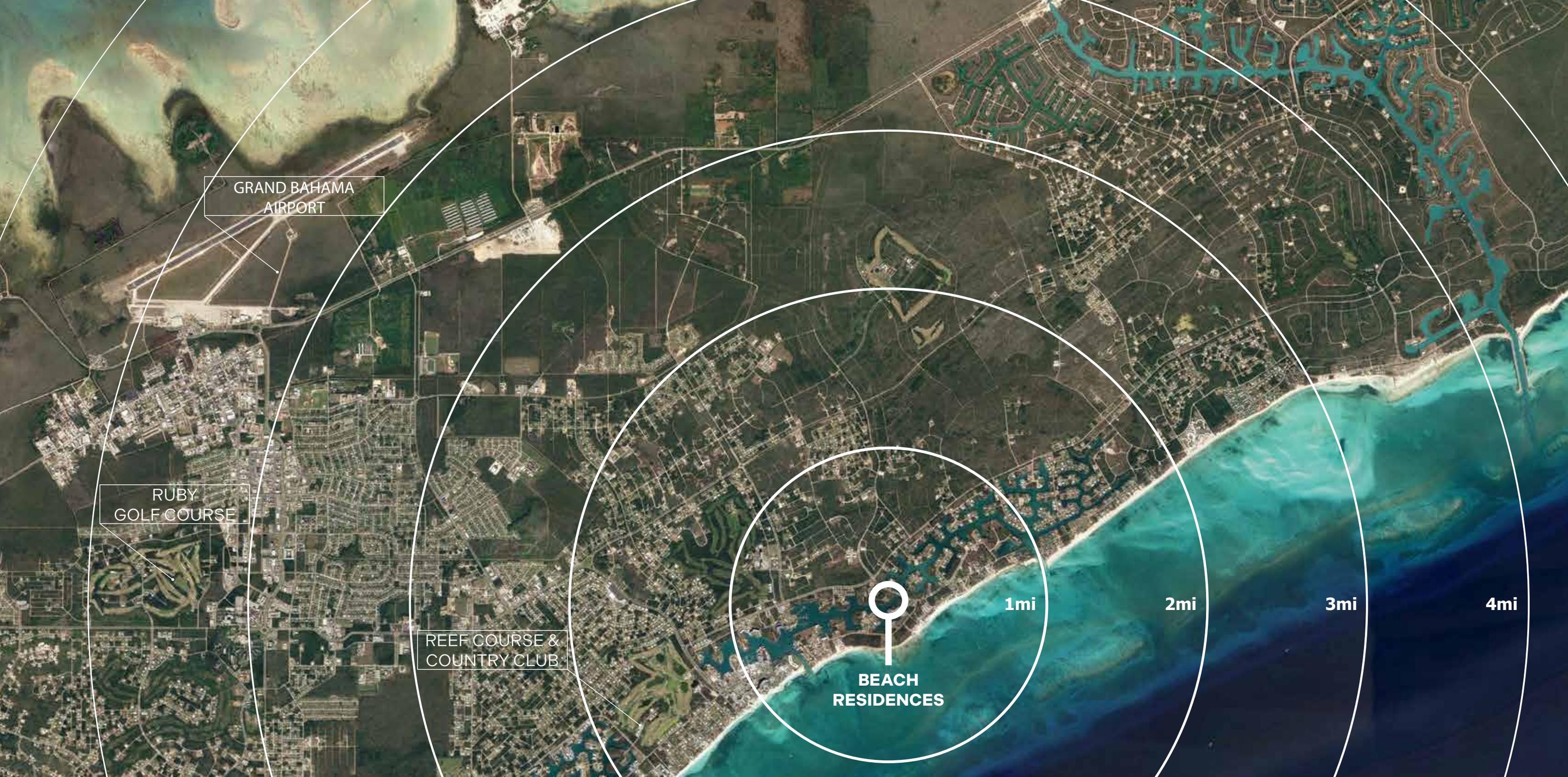
5-minute drive to the golf course

5-minute drive to the supermarket

15-minute drive to the airport

30-minute flight to Miami

2,5-hour boat ride to Miami



GRAND BAHAMA
AIRPORT

RUBY
GOLF COURSE

REEF COURSE &
COUNTRY CLUB

BEACH
RESIDENCES

1mi

2mi

3mi

4mi



DUPLEX

1743 sqft / 162 m²

3 bedrooms

3 bathrooms

inclusive
own boat dock
own pool
kitchen
air conditioning
landscaping
furniture package

turnkey ready in 9 months

starting price
USD 1.299.000

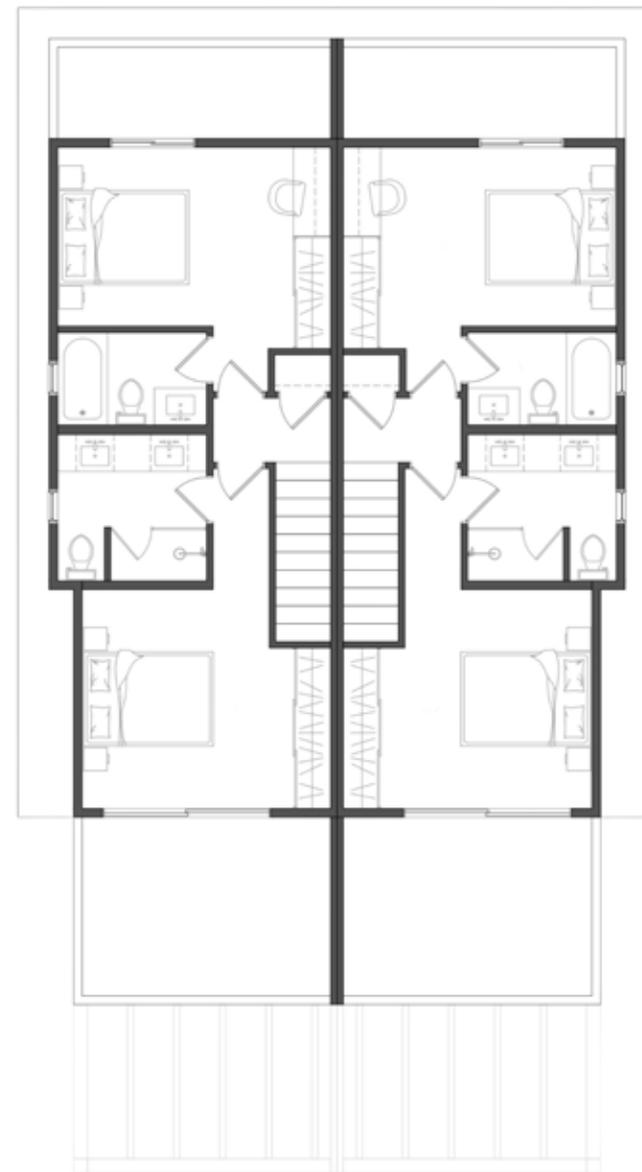
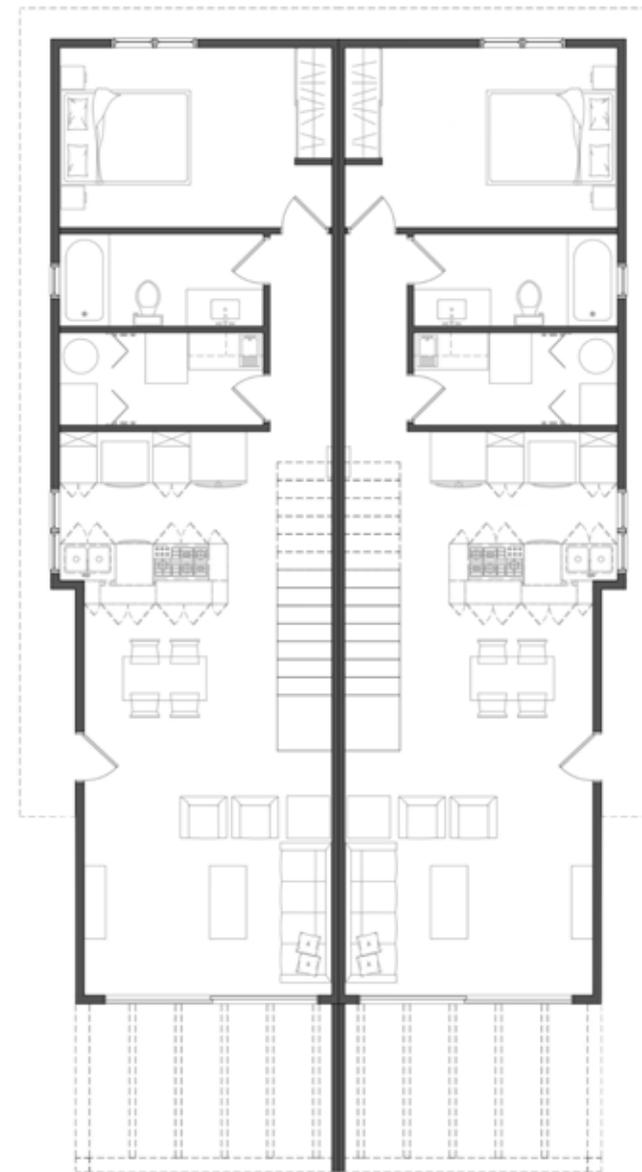




LIVING AREA
1743 sqft
(162 m²)

BEDROOM
3

BATHROOM
3



KEY ADVANTAGES



With no taxes on capital gains and inheritances, the Bahamas is an excellent location for wealth management and growth.



The Bahamas offers a stable political environment and a high degree of privacy.



Beyond tax savings, the Bahamas offers a high standard of living, with private healthcare, education, and residential options.



All duplex properties satisfy the criteria for permanent residency in the Bahamas (Investment of USD 1 million or more in real estate) and qualify for a U.S. B1/B2 visa.



High demand for short-term rentals and luxury vacation homes can become a reliable passive income.



Increasing interest in real estate, infrastructure, and tourism sectors, with many businesses relocating from Nassau to Freeport.

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**BAHAMAS HOMES
DEVELOPMENT**