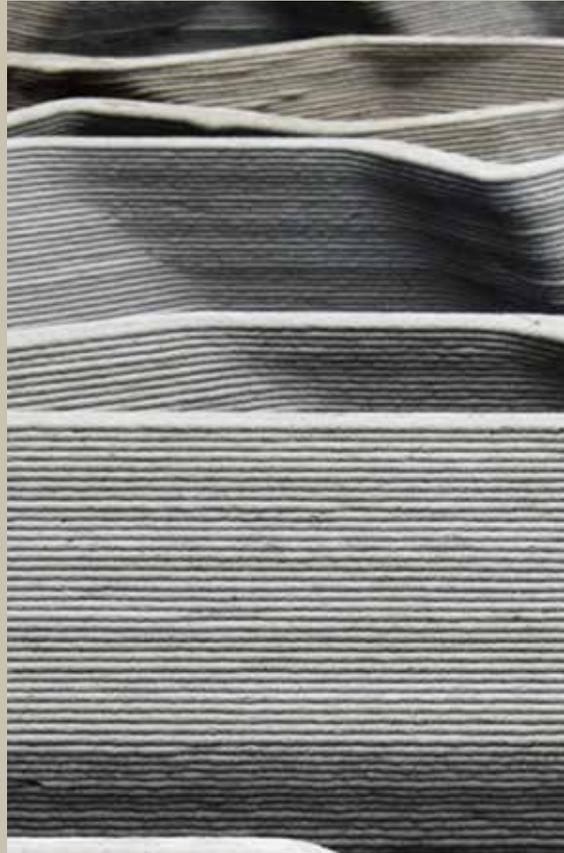




THE NEZT

GRAND BAHAMA





HOTEL CONDOS
& LUXURY
BRANDED
RESIDENCES



DISCLAIMER

The information provided herein is for general informational purposes only and does not constitute financial, investment, legal, or other professional advice. All investment decisions should be made based on your own due diligence and in consultation with a qualified advisor.

Please note that all figures, projections, and data presented are based on publicly available information at the time of publication and are subject to change without notice. While we strive to ensure accuracy, we make no guarantees regarding the completeness or reliability of the information provided.

Real estate investments carry inherent risks, and past performance is not indicative of future results. Always consider your personal financial situation and risk tolerance before making any investment decisions.

OPPORTUNITY

Own a **luxury beach front vacation home** with **strong capital growth** potential and **tax residency** on Grand Bahama Island.

Branded, managed and serviced **beach front living** among likeminded global investors.

Benefit from **rental returns** and global luxury travel.

Global "NEZT" **owners club** with access to Europe, Latin America, Caribbean, etc.

91 Hotel
Condos &
Beach
Residences

STUDIOS, 1-, 2- & 3-
BEDROOMS



An aerial photograph of a tropical beach. The top half of the image is dominated by clear, turquoise water with visible ripples and small waves. The water meets a wide, white sandy beach that curves along the coastline. The bottom left corner shows a dense line of green tropical vegetation, including palm trees. The overall scene is bright and serene.

GRAND BAHAMA

LOCATION

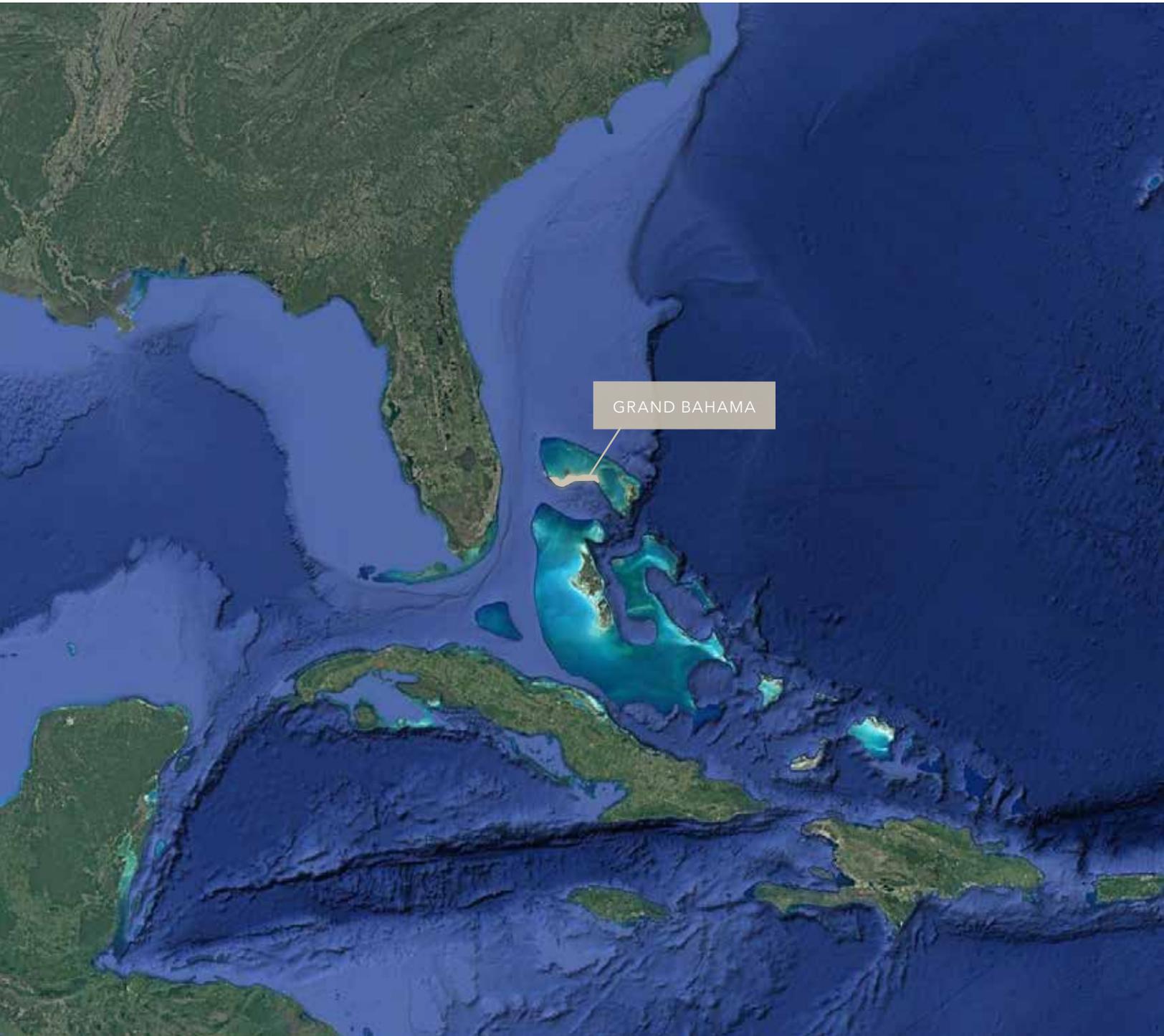
29 min flight from Miami and global connectivity via the Grand Bahama International airport.

Freeport Harbor is one of the **largest man-made harbors in the world**, supporting both tourism and trade. Cruise ship terminals and private marinas make it accessible by sea.

Average temperatures range from 23°C (73°F) in January to 30°C (86°F) in August and make Grand Bahama ideal for year-round tourism, vacation rentals, and second-home living.

Freeport, the island's main city, was designed as a **free trade zone** with modern infrastructure, wide roads, and zoning for commercial and residential development.

No income, capital gains, or inheritance taxes make it attractive for wealth preservation and long-term investment planning.



GRAND BAHAMA

ECONOMIC & 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 center 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**.

MARKET

Grand Bahama is a hotspot for new development, including **luxury beachfront resorts**, Private residential communities and boutique commercial properties.

Tropical climate, pristine beaches, and a laid-back island lifestyle attract high-net-worth individuals seeking wellness and privacy. Increasing demand for eco-conscious and **wellness-focused properties**.

The Bahamian real estate market has shown steady demand for **second homes and investment properties**.

Real estate investment can qualify for **permanent residency** in The Bahamas, appealing to global citizens and digital nomads.

Compared to Nassau or Paradise Island, **Grand Bahama offers significantly more value per square foot**, making it attractive for investors seeking **early-stage or undervalued opportunities** with strong growth potential.

LUXURY RENAISSANCE

Strategic Ecosystem - Key Developments Nearby:

THE NEZT Grand Bahama - Branded beachfront hotel & residences with wellness and sustainability focus benefits from the rebirth of luxury developments on the island, including:

Six Senses Residences - 28 ultra-luxury branded homes and a 70-key eco-resort designed by Olson Kundig

CWC's Grand Lucayan Redevelopment - \$827M integrated resort with:

- 350-room branded hotel
- 25,000 sq ft casino
- 120 residences
- **Greg Norman-designed golf course**
- Mega-yacht marina and cruise village

Royal Caribbean - Expanding cruise infrastructure and passenger flow to Grand Bahama

Xanadu Hotel - Historic property once owned by Howard Hughes and frequented by Frank Sinatra.

Exquisit Yachts - High-end yachting and charter services enhancing the island's appeal to UHNW travelers

HISTORIC REVIVAL

Xanadu Hotel Redevelopment - Key Highlights (2025):

Royal Caribbean Group, through its **Celebrity Cruises** brand, has received **government approval** to acquire the **Xanadu Beach Hotel** and surrounding **40-acre site** in Freeport.

The **\$348 million investment** aims to transform the historic property into a **recreational and entertainment destination** for cruise passengers.

The project is expected to include:

- A **private beach club**
- **Entertainment and leisure facilities**
- Integration with **Celebrity Cruises' premium shore experiences**

The deal is reportedly **fully signed**, with closing expected by **late summer or early fall 2025**.

Built in 1968, the Xanadu was famously owned by **Howard Hughes** and frequented by **Frank Sinatra**, **Dean Martin**, and other Hollywood icons.

It has been closed since 2011, making this revival a major milestone in Grand Bahama's luxury tourism resurgence.

STRATEGIC PROXIMITY

THE NEZT is **strategically located** within a **10 to 15-minute radius** of nearly all major luxury and tourism developments on Grand Bahama, offering:

- **Short drive** to the historic Xanadu Hotel site
- **Short drive** to the Grand Lucayan, cruise terminals, and marinas
- **Strong synergy** with upcoming branded resorts and golf experiences

Why This Matters for THE NEZT:

- **Rising Tide Effect:** Proximity to major luxury and branded developments increases visibility, demand, and pricing power
- **Complementary Positioning:** THE NEZT's wellness and longevity focus differentiates it from casino- and entertainment-driven resorts
- **Shared Infrastructure:** Benefits from airport expansion, cruise traffic, and marina development
- **Cross-Marketing Potential:** Aligned with Six Senses, Greg Norman Golf, and Royal Caribbean for lifestyle and experiential partnerships



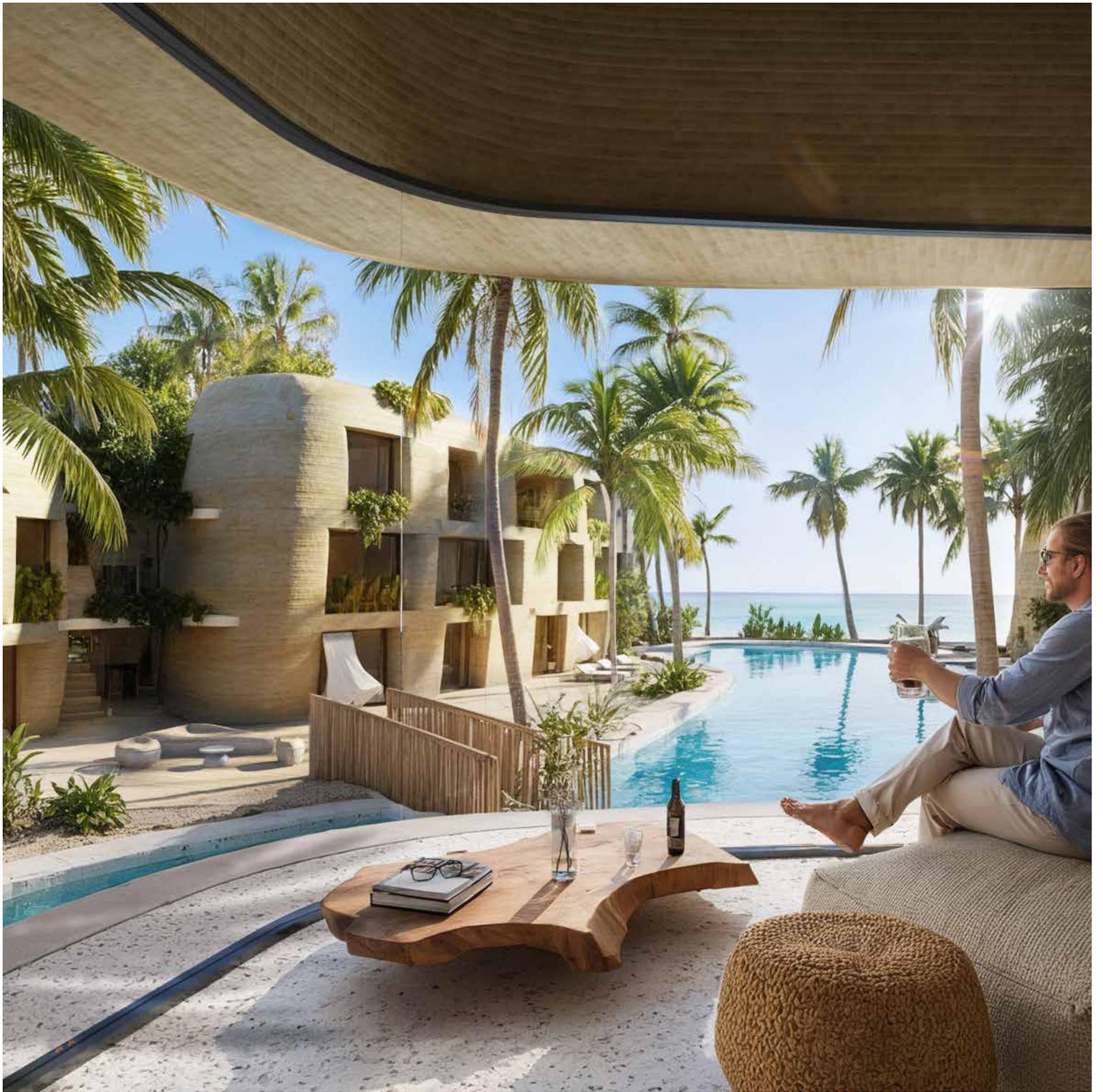
THE NEZT

CONCEPT

THE NEZT Grand Bahama is a visionary beachfront resort and branded residence community located on Grand Bahama Island, just 55 miles from Miami, Florida.

Designed by **Jasper Architects**, the development blends **organic architecture, sustainable innovation**, and **community-driven living** into a new model for coastal luxury.





VISION

Inspired by Nature: Architecture and landscaping echo the island's natural forms.

Create an Experience: Immersive design fosters connection with sea, sun, and local culture.

A Vibrant Community: Shared courtyards, wellness amenities, and curated spaces promote social interaction and well-being.

INNOVATION

3D printing technology represents one of the most disruptive innovations of our time, revolutionizing the way we conceive, design, and build. Its ability to rapidly prototype, customize, and fabricate complex structures with minimal waste makes it a powerful tool in reshaping the future of construction. For a luxury resort community like THE NEZT Bahamas, 3D printing offers unprecedented creative freedom, efficiency, and sustainability. It allows us to craft bespoke architectural elements inspired by the organic beauty of the Bahamian landscape, while significantly reducing the environmental footprint of traditional construction. As an integral part of our vision, this technology aligns perfectly with THE NEZT's commitment to innovation, design excellence, and ecological sensitivity—ushering in a new era of luxury living rooted in both elegance and responsibility.



BRAND

THE NEZT is a global luxury brand which promotes a **holistic lifestyle** rooted in:

Balance - Nutrition, movement, and mental wellness.

Empowerment - Preventative and regenerative health strategies.

Social Engagement - Group yoga, mindfulness sessions, and shared wellness experiences foster a sense of belonging and support.

Fueled by an extensive **global media reach** and network of highly seasoned experts, **THE NEZT** focuses on supportive global trends, adding value to branded and managed **luxury hospitality real estate**.

Wellness Tourism: Projected to exceed **\$1.1 trillion by 2025**

Luxury Longevity Resorts: Targeting high-net-worth individuals seeking long-term health benefits

Corporate Wellness: Rising demand among business travelers

Technology & Data: Integration of wearables and health analytics into hospitality



LUSH



WARM



LUXURIOUS

BRAND

THE NEZT is redefining beachfront living by fusing luxury real estate with a holistic longevity lifestyle. Set against the pristine shores of Grand Bahama, THE NEZT offers more than just a home—it's a sanctuary for those seeking vitality, balance, and purpose. Each residence is designed to integrate seamlessly with nature while offering access to world-class wellness amenities. From sunrise yoga on the beach to personalized biomarker testing and longevity diagnostics, THE NEZT empowers residents to live longer, healthier, and more fulfilling lives.

Materials and furnishings at THE NEZT Bahamas are carefully selected to evoke a sense of effortless luxury rooted in nature. The architecture embraces a tactile palette of natural stone, raw timber, and textured concrete—offering spaces that feel both grounded and refined. Interiors carry a warm, inviting tone through wooden ceilings, woven textures, and handcrafted furniture, blending local craftsmanship with minimalist design. Outdoor areas flow seamlessly into lush vegetation, where soft materials and shaded retreats invite relaxation. Every surface, fixture, and fabric is chosen not only for its beauty, but for how it performs in the tropical climate—ensuring comfort, durability, and a deep connection to place.



LUSH



WARM



LUXURIOUS

BRAND

For investors, THE NEZT represents a rare opportunity to be part of the next evolution in luxury real estate. The global wellness real estate market is booming, and THE NEZT is uniquely positioned at the intersection of lifestyle, science, and sustainability. With its prime location, integrated wellness infrastructure, and appeal to a growing demographic of health-conscious buyers, THE NEZT offers strong potential for capital appreciation, rental income, and long-term brand equity. This is not just an investment in property—it's an investment in the future of living well.

DEVELOPER

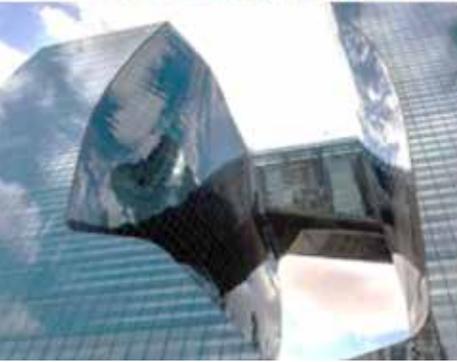
The **Strack Group**, founded by Hanno Strack, specializes in the planning and development of **luxury villas**, semi-detached houses, apartments, and branded residences on Grand Bahama. Following the motto: „**Act local, grow together.**“ This fundamental attitude not only promotes the local economy 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.





prediam



STRATEGIC PARTNER

Founded in Dubai in 2013, Switzerland/US - based **Prediam** has earned a strong track record in successfully developing, marketing, and selling hospitality products with real estate backing worldwide.

With over 30 years experience in global luxury hospitality management, development and finance, Prediam combines a unique business model and project strategy, fractional ownership development and execution, luxury vacation home concept creation, structuring and sourcing—with a strong focus on **value creation and timely delivery**.

Prediam successfully manages high-profile hotel developments with international operators such as Four Seasons, Corinthia, Marriott, Hilton, Melia, as well as individual boutique branded and unbranded leisure residential developments across **The Americas, Europe, the Middle East, Africa, and Asia**.

HOTEL & RESIDENCES

Based on strong recovery after COVID and projected market trends in the Bahamas, the project assumes a **stabilized blended average rate of approximately \$700** and an **occupancy of 69%** by 2028-2030.

Brand Premium: Increased ADR due to concept branding, design, service, and experiential positioning, etc.

Unit Mix: With a blend of hotel studios and 1 to 3-bedroom branded residences, the average ADR naturally skews higher.

Market Maturity: As the property stabilizes and builds brand recognition, occupancy rates typically increase, especially in high-demand Caribbean destinations.

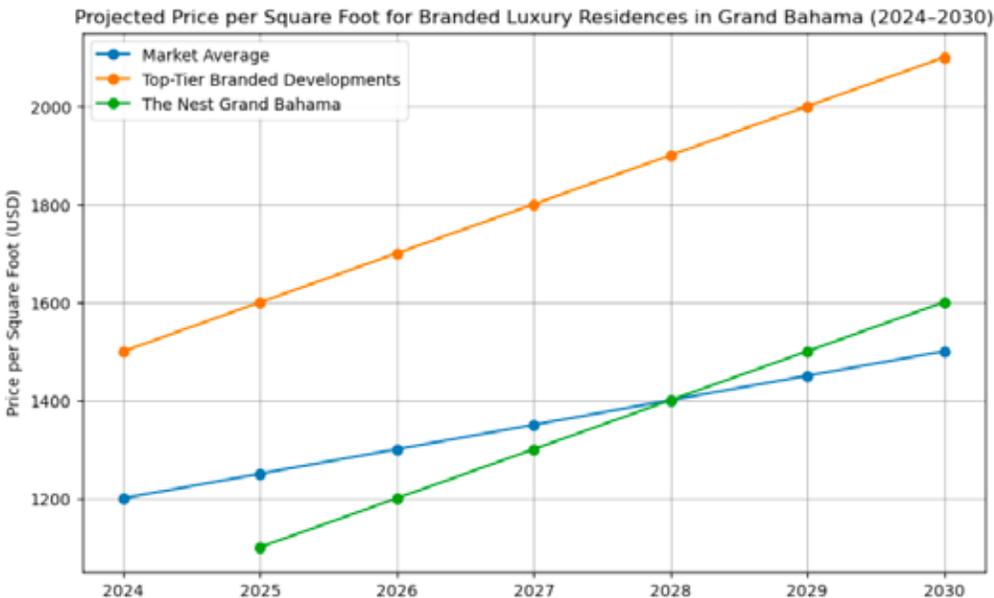
Luxury Travel Trends: Continued growth in luxury travel and second-home ownership in the Caribbean supports this trajectory.



HOTEL & RESIDENCES

Grand Bahama is undergoing a luxury renaissance, anchored by landmark developments. **THE NEZT Grand Bahama Hotel and branded beachfront residences** are within walking distance from the revitalization of the Grand Lucayan Resort offering a differentiated product that blends barefoot luxury with wellness-focused living. Strategically positioned to benefit from expansion of the **Grand Bahama International Airport**, the island is poised for a new era of high-end tourism and residential growth.

Projected Price per Sq Ft: Starting at **\$1,100 in 2025**, with a growth trajectory reaching **\$1,600 by 2030**, supported by rising demand and limited supply of branded beachfront inventory.



Comparative Advantage:

THE NEZT offers a compelling value proposition between the market average (**\$1,200-\$1,500/sq ft**) and ultra-premium offerings exceeding \$2,000/sq ft.



FOOD & BEVERAGE

A New Standard in Conscious Coastal Living & Dining

Inspired by the **wellness-forward** ethos of Miami's Avo and Pura Vida, The Nest beach bar and restaurant concept brings a fresh, elevated lifestyle experience to Grand Bahama. Curated by **Olivia Pages**—renowned restaurateur and owner of the island's premier culinary destination, The Stoned Crab—this concept blends clean, nourishing cuisine with a vibrant, health-conscious atmosphere. Positioned at the intersection of **beachside leisure**, **holistic wellness**, and **culinary excellence**, the venue will serve as a daily ritual for locals and a must-visit destination for travelers seeking mindful indulgence. From superfood bowls and cold-pressed juices to craft cocktails and sunset gatherings, it's a place where community, vitality, and barefoot luxury meet.

INVESTMENT

Starting with branded residences from USD **\$808,000**, units go up to USD **\$2,378,000**.

Priced at just over USD **\$1,000,000**, the 1-bedroom apartments already qualify for **tax residency on Grand Bahama**.

TYPE	QTY	SIZE (sqft)	UNIT PRICE
Studio	5	646	\$807,5
1BR	24	807	\$1.049,1
2BR	8	1.292	\$1.744,2
3BR	7	1.615	\$2.261,0
Villa	6	1.399	\$2.378,3

BENEFITS

Path to **permanent residency** through real estate investment (starting at USD 1,000,000.).

Safety, wellness, education, and expat community.

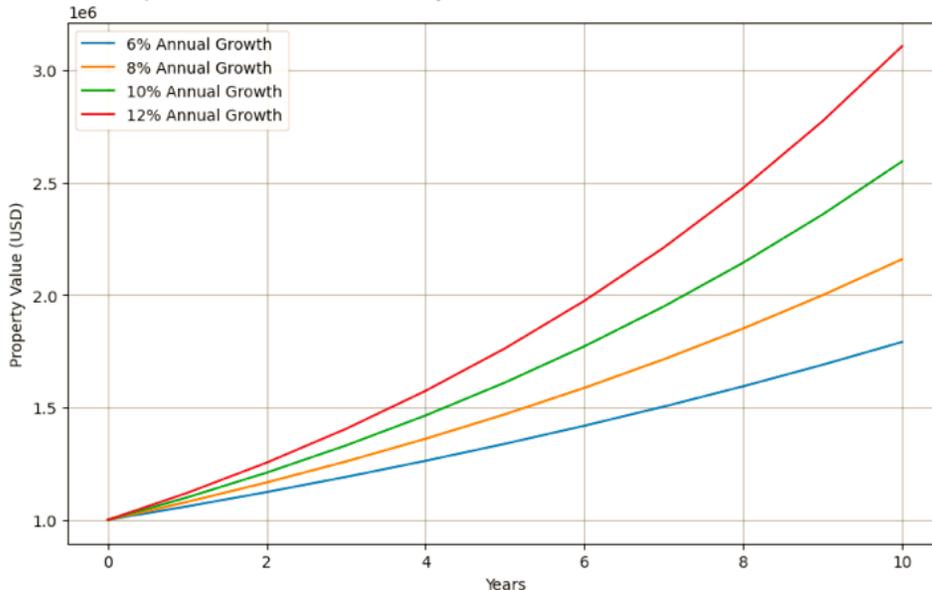
Lifestyle, nature, boating, diving, golf, **wellness**, culture.

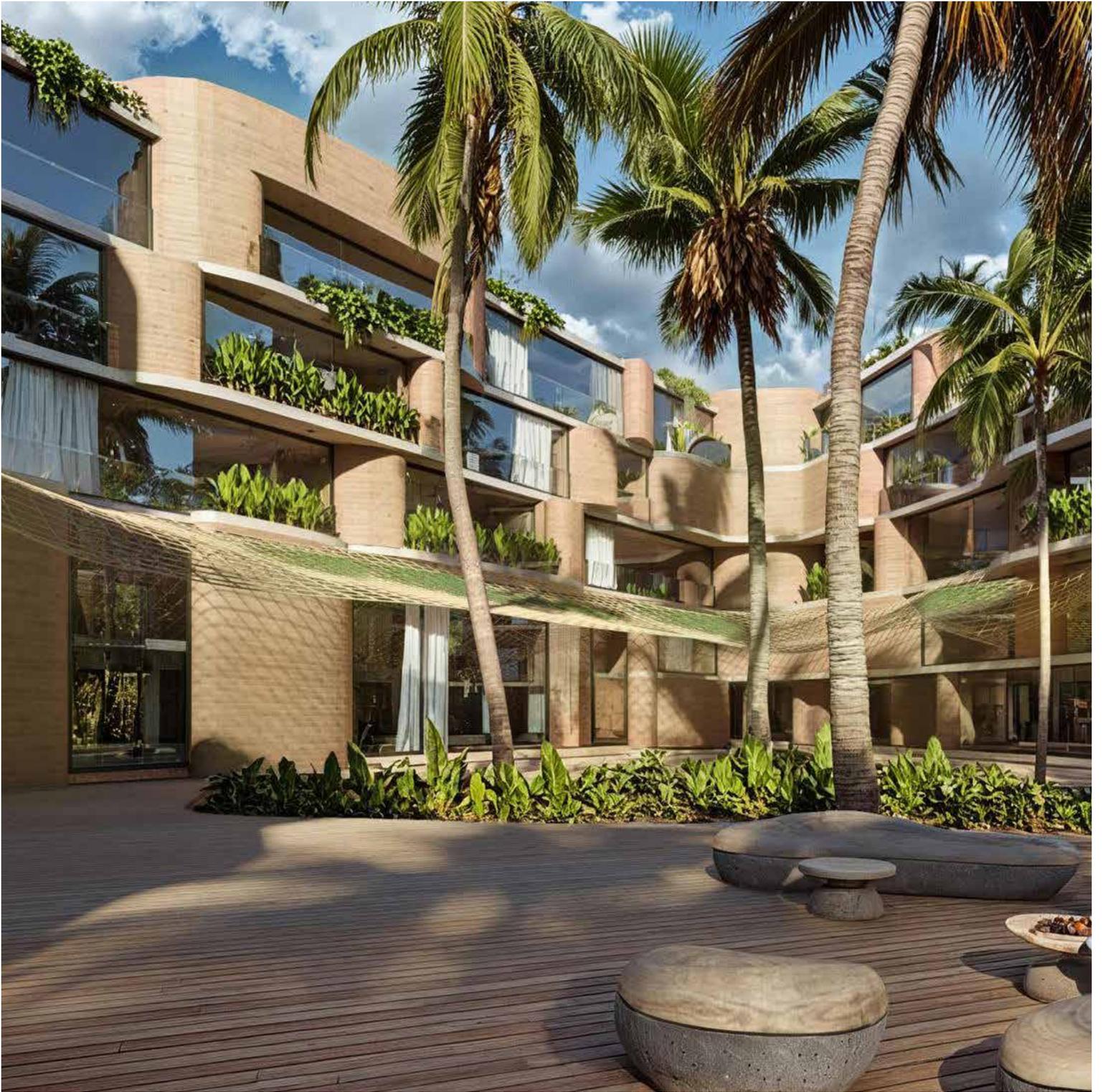
Estimated **8% annual capital appreciation** for luxury branded and managed hospitality investments.

Global luxury second home exchange platform offering an average **90% savings** on travel among 20,000+ properties on worldwide.

Four (4) weeks of owner usage per year with an anticipated **6% annual return on investment** through hotel profit distribution.

10-Year Capital Growth Forecast for Luxury Branded Beachfront Vacation Home on Grand Bahama
1e6







THE NEZT
GRAND BAHAMA