

RESIDENCES AT LA POINTE,YAMACRAW

\$2,500,000



Address:	RESIDENCES AT LA POINTE,Yamacraw
City:	New Providence/Paradise Island
MLS#:	67872
Lot Size:	3,733 sq. ft.
Listing No:	R78
Beds:	4
Baths:	4
Living Area:	3,733 sq. ft.
Year Built:	n/a
Status:	For Saleonly

PROPERTY GALLERY



PROPERTY DETAILS

Beachfront land inside Port New Providence — genuinely on the sand, with entitlements in hand — does not come to market. When something of this description finds its way to a buyer, it is almost always packaged with a completed product, absorbed into the sale of an existing residence. To find it offered on its own, with a clear runway to build, is exceptional. Which is the whole point of this listing. Thirty-one thousand square feet, fronting one of the most protected community beaches on the south shore of New Providence, and entitled for an eight-unit boutique development. Concept renderings by the ownership contemplate two low-rise buildings of contemporary line — glass, plaster, timber screens — with each residence rising to a rooftop, drawing down to a private pool, and opening directly onto the sand. The

scheme has been designed with restraint; the underwriting math is clear-eyed. Finished units in this configuration would be expected to trade in the \$1.5M to \$2M+ range apiece, in a market where sophisticated coastal product at that level continues to find its buyer.

AGENT DETAILS



Nassau/New Providence Office

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