



**\$350,000**

## **DUTY PAID REEF UNIT 1 JUNIOR SUITE/STUDIO**

<https://bahamasluxuryrealty.net>

Unit 11-917 is an extremely rare duty paid unit in The Reef at Atlantis, Paradise Island. This unit is not currently part of the rental pool and as such the owner is not restricted to 90 days use. The owner, friends and family may enjoy everything Atlantis has to offer 365 days a year. 11-917 [...]

- 1 bed
- 1 bath
- Condo
- 523 sq ft



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### **Basics**



#### **Call us now**

Phone: (242) 422-3580 (Bahamas) / (954) 591-4999 (USA)

Email: [Pat@bahamasluxuryrealty.net](mailto:Pat@bahamasluxuryrealty.net)

Address: 201 Caves Terrace, Nassau, Bahamas



**BAHAMAS LUXURY REALTY**

**Category:** Condo  
**Bathrooms:** 1 bath  
**Lot size:** 0 sq ft  
**Currency:** BSD  
**Lot:** 1  
**Sale or Rent:** For Sale Only  
**MLS ID:** 65175

**Bedrooms:** 1 bed  
**Area:** 523 sq ft  
**Year built:** 2007  
**Island:** New Providence/Paradise Island  
**Subdivision:** The Reef at Atlantis  
**Date Listed:** 2025-12-15T00:00:00

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## Building Details

**Foundation:** Yes  
**Floor covering:** Mixed  
**Roof:** Other  
**Construction:** Concrete Block  
**Exterior material:** Finished Concrete  
**Parking:** Open, Visitor Parking

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## Amenities & Features

**Sewer:** Connected  
**Shared Amenities:** Exercise Centre, Playground, Pool Outdoor, Recreation Centre, Sauna, Tennis Court(s), Security System, Secured Entry, Hot Tub, Elevator, Beach  
**Water:** City  
**Style:** Other  
**Air conditioning (Condo):** Central  
**Amenities:** Furnished, Hurricane Windows, Short Term Allowed, Stand-by Generator, Swimming Pool

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## Nearby Schools

**Elementary School:** St. Andrew's International School  
**Middle School:** St. Andrew's International School  
**High School:** St. Andrew's International School

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## Miscellaneous



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**Legal Description:** 11-917 @ The Reef at Atlantis

**Site Influences:** Family Oriented, Golf Course Nearby, View - Ocean, Waterfront - Ocean, Marina Nearby, Gated Community, Beach Front

**Monthly Assessment:** \$1,796

**Restrictions:** Home Association



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