the bahamas.

a place in the islands.
a life of your own.

WITH MATT SWEETING

CONTENTS

find your place. plan your move.

The people, the places and the path to a life in The Bahamas.

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A home by the sea. A winter escape. A different everyday.

EDITORIAL REVIEW / October 2026. Final editorial checks remain before publication.

welcome to my Bahamas.

I was born and raised here. For 20 years, I have helped people find their place in Bahamian real estate.

For me, the appeal is personal: time on the water, familiar faces and a home that makes everyday life feel good. In recent years, we partnered with REMAX to bring a wider global reach to a more attentive local service.

the market, in perspective.

The Central Bank's June 2026 review reports continued economic growth, stronger stayover tourism and foreign-investment projects supporting construction. That is useful context, not a measure of house-price growth. [16]

My approach is to start with the life you want, then compare the location, the home and the full cost of ownership. From a first visit to the day you settle in, my concierge approach keeps the right people and next steps connected.

from wherever you are, to here.

12 steps from your first conversation to living in The Bahamas.

01 **Start with a call**

Tell Matt your plans, timing, family needs and budget.

02 **Shape the move**

Choose seasonal living or relocation; identify schools and travel needs.

03 **Build your team**

Engage a Bahamian attorney and home-country tax adviser.

04 **Confirm the money**

Set the all-in budget, document funds and explore financing.

05 **Check your route**

Have your attorney map landholding, residence and work requirements.

06 **Visit & shortlist**

Test neighbourhoods and view homes that fit your everyday life.

07 **Negotiate the offer**

Agree price, conditions and timing with your advisers.

08 **Contract & deposit**

Approve the contract and send the agreed deposit to verified instructions.

09 **Complete diligence**

Resolve title, survey, condition, insurance and community rules.

10 **Secure approvals**

Complete required permissions, lender conditions and the closing statement.

11 **Close & take the keys**

Verify funds, complete conveyance and arrange recording and handover.

12 **Make the move**

Activate utilities, management, schooling and your lawful residence arrangements.

Some steps run together. Your attorney confirms the order and timing for your property, structure and intended use.

buy the life. understand the cost.

A well-chosen address matters more than a broad market average.

Three ways to imagine your next chapter

Matt's indicative purchase-price tiers, in US dollars. A starting point for a tailored search, rather than market averages or Knight Frank price categories. Location, condition and waterfront access shape what each budget buys.

~$750,000

ENTRY LEVEL

Start the conversation around a comfortable island base, with priorities tailored to your preferred community.

$2.5–3 million

MID TIER

Explore a more substantial home or premium residence, balancing space, amenities and location.

$7–12 million

HIGH TIER

Consider exceptional addresses, greater privacy and distinctive properties, including the $10 million-plus segment.

The wider market

Knight Frank's 2025/26 Bahamas report places Nassau beachfront condos from around US$3 million and Harbour Island beachfront property at US$2.5–15 million. These are location-specific reference points, not national averages.

Build the whole budget

Allow for closing costs, annual taxes, insurance, upkeep and travel. Beachfront, ocean views and shared beach access are different products; compare the details before choosing your price range.

local guidance. from start to finish.

A coordinated purchase, with the right specialist at each stage.

Your concierge connection

I help coordinate the search, viewing visits, professional introductions and handover. I work with reputable Bahamian law firms experienced in helping overseas clients purchase and establish a life here. We keep the property search connected to your wider move.

Where the BIA fits

The Bahamas Investment Authority (BIA) is the government's investment facilitation office and secretariat to the National Economic Council and Investments Board. Your attorney uses the applicable landholding process to arrange registration or seek the required permit. [2, 17]

Your attorney's role

Your independent attorney checks title, the contract, intended use and ownership structure; prepares the landholding application; and coordinates required approvals and completion. Ask early about rental plans, acreage or development, which may change the process.

Keep the permissions separate

A property registration or permit is not immigration status. Residence and work permissions follow their own routes; Central Bank investment registration is another consideration. Your advisers should map all applicable requirements before you commit. [3-6]

how “islandy” do you want to be?

More convenience, or more escape? Find the balance that feels like home.

LOW / 1

More restaurants, services and organised activities nearby; generally simpler international travel.

HIGH / 5

Fewer everyday choices and more planning. A journey may involve two flights, a longer drive or a boat transfer.

DESTINATION	DINING	SERVICES	TRAVEL	ACTIVITIES	SCORE
New Providence	1	1	1	1	1.0
Paradise Island	1	2	1	1	1.3
Grand Bahama / Freeport	2	2	2	2	2.0
Bimini	3	3	4	2	3.0
Abaco	3	3	4	3	3.3
Exuma	4	4	3	3	3.5
Eleuthera	4	4	3	4	3.8

OUR METHOD

An editorial guide, not measured restaurant counts or an official ranking. Each factor runs from 1 (most convenient) to 5 (most remote); the score is their equal-weight average. Higher means fewer choices, greater distance or more travel effort. Ratings describe typical residential settings and can change by neighbourhood.

A high score does not mean no direct flights. Nassau serves more international hubs; selected quieter islands also have nonstop routes. Remote cays can feel like a 5 even when their main island scores lower. Confirm your own journey and season.

many islands. your kind of life.

There is more than one way to call The Bahamas home.

Life here can move at the pace you choose. A quiet settlement, a lively neighbourhood, a home beside a marina: each offers a different way to spend an ordinary day.

For a slower rhythm.

On a quieter island, or in a more secluded part of a larger one, life can feel simple and unhurried. Think beach walks, small local restaurants and days shaped by the water. That rustic charm may also mean planning ahead for supplies, services and travel.

For a more connected life.

Other settings bring familiar conveniences into your everyday routine: international schools, shopping, restaurants, professional services and an active social scene. You can enjoy a more metropolitan pace while still making room for the beach and the boat.

Choose the island. Then choose your corner of it.

The right fit depends as much on the neighbourhood as the island itself. Start with how you want to live, then explore the seven destinations that follow.

new providence.

city connections. island living.

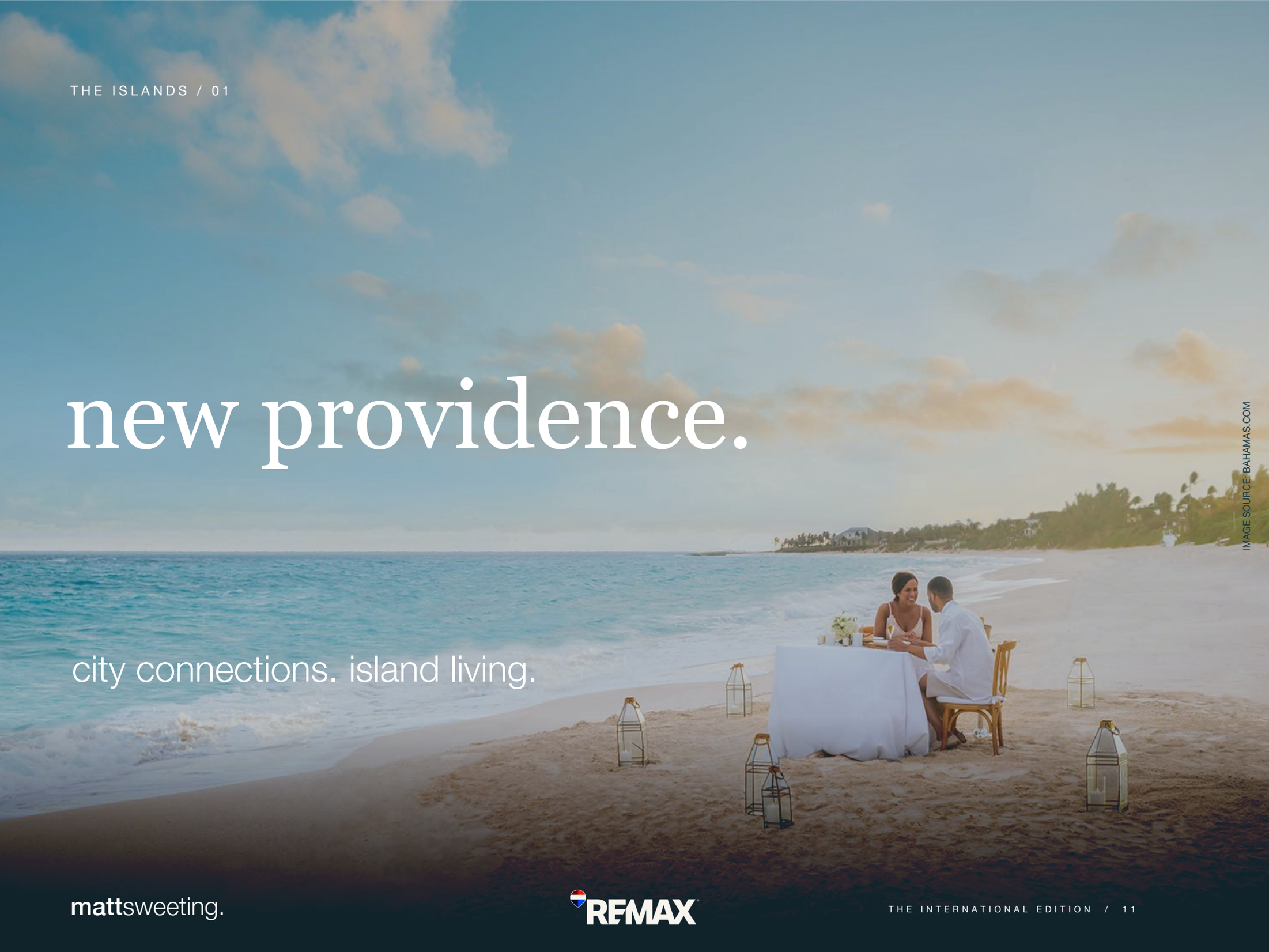

IMAGE SOURCE: BAHAMAS.COM

new providence.

city connections. island living.

New Providence is home to Nassau, the Bahamian capital, and a broad choice of ways to live. For a family moving from abroad, it can bring the beach, international schools, professional services and a lively dining scene into the same weekly routine.

the everyday.

Compare the west, central Nassau and the east by the journeys you will actually make. Test the school run, groceries, healthcare and airport trip before choosing a neighbourhood. A resort residence and a year-round family home can lead to very different routines.

at the table.

Start with Bahamian flavours at Arawak Cay, then explore the restaurants at Baha Mar. Downtown adds galleries, heritage streets and the Queen's Staircase to an afternoon away from the beach. A short drive can change the mood from neighbourhood café to resort dining.

on & around the water.

Cable Beach, diving and boat trips give weekends their shape. Compare marina access, berth availability and the distance from your home to the dock. Beachfront, canal-front and beach-access communities offer different relationships with the water.

getting here. getting home.

Lynden Pindling International Airport (NAS) is the main gateway. U.S. options include Miami; Canada has Toronto and Montreal services, with other routes seasonal. NAS offers U.S. preclearance. Check your exact dates before planning regular commuting.

Visit the neighbourhood at school time, after dark and on a weekend. The right location should work on an ordinary Tuesday.

EXPLORE: Island life / Canada flights / U.S. flights

paradise island.

a resort rhythm, close to everything.

IMAGE SOURCE: BAHAMAS.COM

paradise island.

a resort rhythm, close to everything.

Across the harbour from Nassau, Paradise Island offers a distinctive blend of beaches, marinas and resort life. For an overseas homeowner, its attraction is the feeling of an island retreat with the capital's services within reach by road.

the everyday.

Compare a condominium, a managed residence and a detached home by the daily routine each permits. Review association rules, service charges, rental restrictions and exactly which resort amenities come with ownership. Proximity to a resort does not itself guarantee access.

at the table.

Atlantis brings a wide dining choice, including Café Martinique and Nobu. Marina Village adds casual options around the waterfront. Book ahead for special evenings and check access arrangements for restaurants and resort facilities.

on & around the water.

Cabbage Beach sets the scene for time outdoors. Boating, fishing and dive excursions are part of the island's appeal. If a marina berth matters to you, establish availability, vessel limits and ongoing charges before choosing the residence.

getting here. getting home.

Fly into Lynden Pindling International Airport (NAS) on New Providence and transfer by road across the bridge. U.S. and Canadian connections serve Nassau; allow for bridge and city traffic when planning airport trips. Confirm schedules for your intended season.

View the home on both a busy resort day and a quiet morning. Understand the difference between a holiday atmosphere and your everyday needs.

EXPLORE: Destination / Dining / Canada connections

abaco.

a life shaped by the water.

IMAGE SOURCE: BAHAMAS.COM

mattsweeting.

RE/MAX

abaco.

a life shaped by the water.

The red-and-white Hope Town lighthouse is the signature, but the real appeal is the rhythm beneath it: harbour mornings, a boat ride to lunch and an evening back on the porch. Great Abaco and its cays offer distinct versions of that life.

the everyday.

Marsh Harbour is the mainland arrival point; Hope Town on Elbow Cay brings a smaller settlement feel. Its centre is explored on foot or bicycle. For an overseas homeowner, the practical choice is often between road access and a home reached by ferry or private boat.

at the table.

Pete's Pub in Little Harbour pairs a waterfront stop with the Johnston art gallery and foundry. Hope Town's cafés and marina dining make a day ashore part of the pleasure, alongside exploring the settlement's architecture and museum.

on & around the water.

Sailing, fishing and island hopping are central to the Abacos. Plan visits to Green Turtle Cay, Man-O-War Cay or Great Guana Cay. Before buying, check your vessel's draft, dock rights, marina services and storm arrangements.

getting here. getting home.

Fly through Marsh Harbour (MHH), with American Airlines offering Miami itineraries. Canadian travellers can connect through Miami or use Nassau with an onward domestic flight. Allow time for the road-and-ferry transfer to your cay; it is part of the journey home.

Try the complete arrival: flight, luggage, provisions and boat transfer. A beautiful address should also be a practical one.

EXPLORE: The Abacos / Hope Town / Miami flights

exuma.

every shade of blue.

IMAGE SOURCE: BAHAMAS.COM

exuma.

every shade of blue.

Exuma's appeal begins with the water: sandbars, beaches and cays that make a day outside feel like an occasion. Great Exuma, Little Exuma and the more remote cays offer very different answers to the question of how secluded you want to be.

the everyday.

Great Exuma places you near George Town and the main airport. Little Exuma is linked by road bridge; a cay home may depend on boats or smaller aircraft. For an overseas owner, maintenance, provisions and local support belong in the buying brief from day one.

at the table.

Santanna's Bar & Grill in Little Exuma is a stop for Bahamian seafood. Explore George Town's local dining and the waterfront around Elizabeth Harbour, then make time for a lunch reached by boat. Confirm access and opening days before travelling.

on & around the water.

Spend time on the sandbars, snorkel with a guide or explore by charter boat. The Exuma Cays Land and Sea Park is a protected destination with its own rules. Distances matter: a home near George Town is not next door to every northern cay.

getting here. getting home.

Exuma International (GGT) serves Great Exuma. American offers Miami–George Town itineraries; tourism authorities list seasonal Toronto–Great Exuma service with Air Canada. For a cay property, confirm the separate boat or air connection and weather alternatives.

Decide whether you want road-connected convenience or a more remote retreat. Budget for the support system that makes either work.

EXPLORE: The Exumas / Santanna's / Canada flights / Miami flights

eleuthera.

more space. a slower horizon.

IMAGE SOURCE: BAHAMAS.COM

eleuthera.

more space. a slower horizon.

Long, slender Eleuthera rewards people who enjoy exploring. Quiet beaches, small settlements and the dramatic contrast of water at Glass Window Bridge create a setting that feels very different from the capital. Choose your base as carefully as your view.

the everyday.

Governor's Harbour offers a central base; the north puts Harbour Island and Spanish Wells within reach. For a non-Bahamian owner, travel time deserves attention: groceries, contractors, healthcare and airport access may mean a drive rather than a short walk.

at the table.

Tippy's is a familiar beachside stop for seafood. In Governor's Harbour, The Blue Room offers Bahamian cooking, while Da Perk provides a café option. Build your own favourites and check seasonal opening days before setting out.

on & around the water.

Beach walks, snorkelling, fishing and trips to nearby cays give the island its outdoor rhythm. Divers can explore reefs and wrecks with local operators. Glass Window is a striking sightseeing stop; conditions around exposed coastlines can change quickly.

getting here. getting home.

Choose among North Eleuthera (ELH), Governor's Harbour (GHB) and Rock Sound (RSD) to suit your address. American lists Miami–North Eleuthera flights. From Canada, compare connections via Miami or Nassau, then confirm the onward flight and driving time.

Rent in your preferred settlement first. A longer stay makes the distances, services and pace easier to judge.

EXPLORE: Island & airports / The Blue Room / Da Perk / Miami flights

bimini.

close to Florida. a world of its own.

IMAGE SOURCE: BAHAMAS.COM

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RE/MAX

bimini.

close to Florida. a world of its own.

Bimini is a natural fit for a life spent around boats, beaches and the sea. Its proximity to South Florida makes the idea of a second home especially appealing, while North and South Bimini offer noticeably different settings for everyday life.

the everyday.

Alice Town on North Bimini has shops, restaurants and much of the island's activity. South Bimini offers a quieter setting. For an owner arriving from abroad, check the complete route to the property, along with groceries, medical support, maintenance and storm preparation.

at the table.

Make room for fresh seafood and Bimini bread. The Bimini Big Game Club offers marina-side dining in Alice Town; Resorts World adds further restaurant choices. Explore local favourites as well, checking opening days and access before heading out.

on & around the water.

Fishing, snorkelling and diving shape the week. Explore Radio Beach, the Sapona wreck or local waters with an experienced operator. If crossing from Florida by boat, plan the Gulf Stream passage, weather window, clearance and a safe alternative arrival.

getting here. getting home.

South Bimini Airport (BIM) is an arrival point, followed by a ferry when staying on North Bimini. Fort Lauderdale seaplane options also serve the island. Canadian travellers can connect through South Florida; confirm airport transfers, baggage limits and the final island connection.

Try the journey with your usual luggage and provisions. A short distance on the map does not remove the need for a weather and transfer plan.

EXPLORE: Island & travel / Big Game Club / Dining

grand bahama.

Freeport convenience. room to roam.

IMAGE SOURCE: BAHAMAS.COM

grand bahama.

Freeport convenience. room to roam.

Grand Bahama offers a useful middle ground: the services and social life of Freeport and Lucaya, with quieter coastlines beyond. For an overseas homeowner, it can combine a practical base with days spent exploring the island's natural side.

the everyday.

Freeport is the commercial hub; Lucaya brings a waterfront leisure setting. Compare neighbourhoods by the actual drive to groceries, healthcare, the airport and your marina. A more remote address on the same island can feel very different from town.

at the table.

Port Lucaya Marketplace brings dining, shopping and live entertainment together. Local seafood stops add another flavour to the week. Spend time around your shortlist after dark as well as by day, and check seasonal opening hours.

on & around the water.

Look beyond the resort: Lucayan National Park, mangroves, beaches and nearby Peterson Cay offer a different pace. Boating, diving and fishing shape many weekends. For a waterfront home, verify dock permissions, depth and storm protection.

getting here. getting home.

Grand Bahama International Airport (FPO) serves Freeport. American Airlines lists Miami service; Nassau provides a domestic connection. Travellers from Canada can compare routes via a U.S. hub or Nassau. Check schedules and entry or transit requirements before planning regular trips.

Test your everyday circuit: airport, shops, healthcare, dining and the home. Freeport convenience is location-specific.

EXPLORE: Grand Bahama / Miami / Freeport

IMAGE SOURCE: FOUR SEASONS RESIDENCES BAHAMAS

THE POSSIBILITY

room to breathe.

mattsweeting.

RE/MAX

start with clarity.

Good preparation makes the search more useful.

Define your brief

Choose your island and the way you want to live: beachfront, marina, resort residence or a quieter neighbourhood. Visit at different times of day. Consider travel, services and the people who will use the home.

Make room for the whole budget.

Separate the purchase price from closing costs, furnishing and annual ownership expenses. Agree your non-negotiables before you tour.

Prepare to purchase

Engage an independent Bahamian attorney early. Confirm whether your purchase needs registration or a permit. If financing, speak with a lender before making an unconditional commitment. [2]

Have your documents ready.

Prepare identification, address evidence and source-of-funds records. Ask your bank and attorney about investment registration and future repatriation of proceeds. [6]

THE EVERYDAY
outside becomes part of home.
IMAGE SOURCE: FOUR SEASONS RESIDENCES BAHAMAS

find the home. shape the offer.

A strong purchase fits both your life and your terms.

Find your fit

Compare location, condition and management as carefully as finishes. For a condominium, review fees, reserves, insurance, rules and any planned special assessments.

Look beyond the photograph.

Ask what is included, what needs repair and what rental or use restrictions apply. For new construction, understand the delivery programme and specification-change provisions.

Agree the terms

With Matt and your attorney, set out the price, deposit, fixtures, completion date and any financing, inspection or other conditions. Confirm when the agreement becomes binding.

Put protections in writing.

Agree deadlines, the treatment of the deposit and what happens if a condition is not met. Let your attorney review the contract before signing or paying funds.

THE INTERIOR

a quieter kind of luxury.

IMAGE SOURCE: FOUR SEASONS RESIDENCES BAHAMAS

the detail before the keys.

Your attorney coordinates the legal completion. Your checklist keeps the move on track.

Complete the checks

Have your attorney resolve title, encumbrances, legal access and required approvals. Arrange a survey and an independent inspection suited to the property. Review the final closing statement and tax treatment. [2, 12]

Confirm the money safely.

Verify bank instructions by a trusted telephone number before transferring funds. Treat changed payment instructions as a reason to stop and check.

Close & settle in

Arrange insurance to begin when required by the contract. Your attorney coordinates cleared funds, documents and completion. Confirm who handles recording, registration and outstanding post-closing items.

Take a proper handover.

Check the home against the agreement. Collect keys, access codes, meter readings, warranties and management contacts. Transfer utilities and book any agreed repairs.

THE LIFESTYLE

let the day unfold.

IMAGE SOURCE: FOUR SEASONS RESIDENCES BAHAMAS

the price is only the beginning.

Illustrative $1 million cash purchase by a foreign individual. Figures in Bahamian dollars.

Purchase price	$1,000,000
Buyer’s half of 10% conveyance VAT	$50,000
Illustrative legal fee: 2.5%	$25,000
10% VAT on that legal fee	$2,500
Other acquisition allowance: 1.5%	$15,000
Illustrative funds required	**$1,092,500**

Also budget for loan costs, furnishing, repairs and a reserve. A $100,000 deposit already paid would leave $992,500 in this illustration.

Know your share.

Foreign-buyer conveyances generally attract 10% VAT. This example allocates half to the buyer; the contract determines who pays. This is not the Bahamian sliding scale. [7, 8]

Ask for written quotes.

Legal fees and other costs vary. This example is a planning illustration, not a quotation. Avoid counting your deposit twice: it forms part of the price.

THE RETREAT
wake up somewhere different.
IMAGE SOURCE: FOUR SEASONS RESIDENCES BAHAMAS

a home. a status. two decisions.

Owning property does not, by itself, grant permission to live or work in The Bahamas.

Buying property

Confirm the landholding registration or permit route before committing. Intended use, acreage and ownership structure matter. Have your attorney confirm the requirements for your exact purchase. [2]

Planning residence

Current economic permanent-residence guidance lists a $1 million qualifying real-estate or zero-coupon investment route, with a ten-year holding requirement. Approval requires an application and supporting documents; it is not automatic. [3]

Living & working

A Home Owner Resident Permit is a separate option. The 2026 annual fees are $1,000 for the primary permit and $500 each for a spouse or minor dependant. Confirm eligibility and work rights separately. [4, 5]

Keeping your home

For the July 2026 foreign owner-occupied category, annual property tax is 0.625% on the first $1 million and 1% above that, capped at $200,000. Your classification and assessed value must be confirmed. [10, 11]

THE HORIZON
make space for what comes next.
IMAGE SOURCE: FOUR SEASONS RESIDENCES BAHAMAS

beautiful is only the beginning.

Six conversations to have before you commit.

Title & access

Ownership, liens, boundaries, easements and legal road access.

Building & condition

Structure, roof, electrical systems, water and storm resilience.

Condominium

Rules, reserves, insurance, arrears and planned assessments.

New construction

Approvals, delivery terms, deposits, defects and specification changes.

Rental plans

Permitted use, association rules, registration, management and realistic net income. [14]

Annual costs

Property tax, insurance, utilities, association fees and ongoing maintenance.

The decision: proceed, renegotiate or pause until the unanswered questions are resolved.

THE COMMUNITY

find your own rhythm.

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settle in, thoughtfully.

A property purchase is the beginning of the move.

Before you arrive

Arrange utilities, internet, insurance and local management. Check household-goods and pet import requirements. Research healthcare, schools and transport for the way you will actually live.

In the first 30 days

Confirm recording and registration follow-up with your attorney. Complete repairs, secure the home and keep a shared folder of ownership papers, warranties and service contacts.

Before storm season

Understand policy exclusions, deductibles and flood or wind cover. Plan shutters, drainage, backup power and who checks the property when you are away.

Keep both countries in view

Cross-border residence, inheritance, rental income and reporting can affect your plan. Get home-country tax advice before choosing an ownership structure. US citizens and resident aliens generally remain subject to worldwide-income rules. [13]

a new chapter for your children.

Four schools to explore on New Providence. Start admissions conversations early.

Lyford Cay International School

An IB continuum from early years through Grade 12. Explore its western New Providence campuses and the pathway suited to your child.

Windsor School

Early-years and Cambridge-based primary learning, followed by a U.S.-facing secondary programme. Campuses serve different age groups.

St Andrew's International School

Early learning, the IB Primary Years Programme, an IGCSE pathway and the IB Diploma in Grades 11-12.

King's College School, The Bahamas

Cambridge early years, primary and secondary learning. Confirm the current senior-school options and authorisation status for your child's entry year.

Ask about places, fees, learning support, curriculum continuity and the school run. These are options to explore, not a ranking or a guarantee of admission.

"Our ambition is to become the number one school in the world — and then to earn that title, every day. We exist to ignite brilliance and foster heroes in every student, family, teacher and community member."

Audrius Barzdukas
Head of School, Lyford Cay International School

more time for the game.

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RE/MAX

a different kind of green.

World-class courses. Extraordinary settings. Find your next round in The Bahamas.

Ocean Club

PARADISE ISLAND

Tom Weiskopf's coastal course, with ocean views and testing crosswinds. Confirm eligible guest access.

Royal Blue

NEW PROVIDENCE

Jack Nicklaus Signature design at Baha Mar. Dunes, limestone terrain and visitor tee times.

Albany

NEW PROVIDENCE

Ernie Els's championship layout and home of the Hero World Challenge. Private-community access.

The Abaco Club

GREAT ABACO

Scottish-style links beside Winding Bay. A private club; arrange guest eligibility in advance.

Baker's Bay

GREAT GUANA CAY, ABACO

Tom Fazio's ocean-view design in a members-only community. Approved access required.

Before you book

Confirm guest eligibility, tee times, maintenance dates and fees directly with each club. A nearby property purchase does not automatically include membership.

Our curated shortlist, not a formal world ranking. Click a course name for official details.

THE MOMENT
your next chapter starts here.

let’s plan your move.

Book a call with Matt Sweeting.

Tell me where you are now,
and where you want life to take you.

A useful first conversation

We will discuss your preferred islands, your budget, your timing and the people making the move with you. Then we can map the right search and the professional support you need.

Request a call: matt@remaxbs.com
+1 (242) 808-6868

THE DETAILS

simple. considered. yours.

the detail behind the guide.

Selected sources. Click a title to open the original reference.

1 **Island overview**

Bahamas Ministry of Tourism, Islands of The Bahamas.

2 **Foreign property ownership**

Bahamas Investment Authority brochure: landholding registration and permits.

3 **Economic permanent residence**

Bahamas Immigration Department, Permanent Residence: investment and documentation.

4 **Home Owner Resident Permit**

International Persons Landholding (Amendment) Act, 2026, sections 2–4.

5 **Work and short business visits**

Immigration (Amendment) Act, 2026, section 4.

6 **Investment registration**

Central Bank of The Bahamas, Approved Investment Status checklist.

7 **Conveyance VAT**

Value Added Tax Act, consolidated 1 July 2024, Third Schedule; read with subsequent amendments.

8 **2026 VAT amendment**

Value Added Tax (Amendment) (No. 2) Act, 2026.

THE PERSPECTIVE

the luxury of feeling at home.

made for your next chapter.

October 2026 edition. Practical guidance for a professionally advised purchase.

10 / Annual property tax: 2026

Real Property Tax (Amendment) Act, 2026, sections 2–4.

11 / Tax assessments

Department of Inland Revenue, Real Property Tax.

12 / Conveyance procedure

Department of Inland Revenue, Guidance Note 20: Requirement for Provisional VAT Invoice (August 2025).

13 / Cross-border tax

US Internal Revenue Service, International Individuals.

14 / Short-term rentals

Department of Inland Revenue, Vacation Rental registration.

15 / REMAX network

REMAX, Global Referrals: connections and referral resources.

16 / Market context: June 2026

Central Bank of The Bahamas, Quarterly Economic Review. Economic context, not a house-price index.

17 / The BIA's role

Government of The Bahamas, National Investment Policy: NEC and Investments Board secretariat.

18 / Knight Frank: Bahamas 2025/26

The Bahamas Luxury Market Digest, p. 3. Market context on page 7; Matt's three price tiers are independent editorial guidance.

ABOUT THIS EDITION

Original editorial guidance informed by primary sources. Matt's introduction reflects his supplied professional background. Research checked 3 October 2026. This is not legal, tax, lending or investment advice; confirm your transaction with qualified advisers.

PHOTOGRAPHY & DESIGN

Island opener images: Bahamas.com, the official Bahamas tourism website. Supplied by Matt from the following pages:

New Providence & Paradise Island · pages 11, 13

Abaco · page 15

Exuma · page 17

Bimini · page 21

Grand Bahama · page 23; sailing illustration · page 19

Sailing imagery illustrates island life; the shooting location is unspecified. Property renderings: OCFS Residences supplied broker package (pages 1, 25, 27, 29, 31, 33, 35, 37, 44, 46). Other imagery: Matt's portrait, LCIS classroom; iStock #2236313586 (40), #1500815232 (42). LCIS quote: LCIS website. Property images do not establish current availability or final specifications.
Additional photos: iStock #1457004789 (page 4); #2203447255 (page 6).

"ISLANDY" SCORE / RESEARCH

Editorial ratings draw on official island profiles and travel guidance; no restaurant census was used. Golf sources are linked on page 41. Confirm all current routes and access. The 2022 Census first release does not provide island-level non-Bahamian counts.