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BIMINI | BAHAMAS



ILLA

BIMINI | BAHAMAS



Design by Chad Oppenheim

WITH CLEAN LINES, MASTERFULLY CRAFTED  
DETAILS, AND NATURAL MATERIALS THAT  
REFERENCE THE ISLAND VERNACULAR, ILLA BIMINI  
RESORT & RESIDENCES HAS BEEN DESIGNED TO  
OFFER AN ENVIRONMENT OF CASUAL LUXURY  
AND EFFORTLESS SOPHISTICATION

THE TIME TO THINK  
THE FREEDOM TO BE

illa Bimini Resort & Residences  
is a serene island escape where  
you can slow down, disconnect,  
and focus on the experiences  
that bring the most pleasure



## **PROJECT**

### **HIGHLIGHTS**

Set on 40 acres of pristine Atlantic oceanfront and Bimini bayfront property, illa Bimini Resort & Residences offers an entirely new vision of The Bahamas. It is the crystal-clear waters you expect plus a level of tranquility beyond imagination. It is fingertip-close access to wild dolphins and colorful coral reefs brought together with contemporary tropical architecture. It is where authenticity meets pure pleasure.

Just 48 nautical miles from the coast of Miami Beach

#### **DEVELOPERS**

Island Developers

#### **DESIGN & ARCHITECTURE**

Chad Oppenheim

#### **LANDSCAPE DESIGN**

Raymond Jungles

#### **PROJECT NAME & LOCATION**

illa Bimini  
Bimini, Bahamas

#### **PROPERTY SIZE**

Approximately 29 acres  
Over 9,000 feet of coastline

#### **REAL ESTATE OFFERING**

54 designer-ready residences

#### **HOTEL ACCOMMODATIONS**

illa Bimini's accommodations and unique overwater bungalows provide a total of 49 keys

#### **RESIDENCES**

- Three- and four-bedroom waterfront villas, all with terraces and pools
- Sustainable features include solar power and state-of-the-art back-up generators that deliver optimal performance with minimal negative environmental impact
- General services, including housekeeping, provisioning, event planning, catering, plant care, golf cart detailing, watercraft cleaning and fueling, and translation
- Engineering services, including pool and lawn maintenance, pre-arrival check, furniture assembly, electronics set-up, and trash removal

#### **HOTEL SUITES**

- Overwater bungalow-style suites with private terrace and plunge pool
- Garden bungalow suites with private terrace and plunge pool

#### **RESORT AMENITIES & SERVICES**

- Beachfront pool
- Beachfront tennis pavilion
- Garden tennis courts
- Bar & lounge
- Restaurant
- Library
- Fire pit
- Fruit gardens
- Volleyball and bocce ball courts
- Children's play area
- Overwater spa with a pool and overwater treatment suites, each with a private terrace and plunge pool
- Water sports kiosk
- Water taxi
- Concierge services, including travel arrangements, dining and entertainment reservations, and service reservations such as private chef, personal trainer, sommelier, and pet care

The illa Resort ("Resort") is to be operated by a third party who is not, nor is it affiliated with, the Developer of the Resort and Residences. All Resort services, amenities and/or other benefits described in this brochure are available to Residences.



At illa, time slows down, allowing you to savor every moment

At illa, you will discover a framework that distills the very best of the locale and enhances it to offer you uniquely peaceful, relaxing, and inspiring experiences





## RESIDENTIAL

### VILLAS

The residences provide spaces for quiet reflection, restful sleep, and lively gatherings with family and friends. Each villa is more than a vacation home – it is where relaxation leads to true joy

Residential villas frame the surrounding natural beauty, heightening the enjoyment of every moment spent in this magical environment. Their sophistication lies in simple, yet profoundly thoughtful details. Windows with inspired views. Decks oriented to catch sweet sea breezes. Materials as soft to the touch as they are gentle on the eyes.

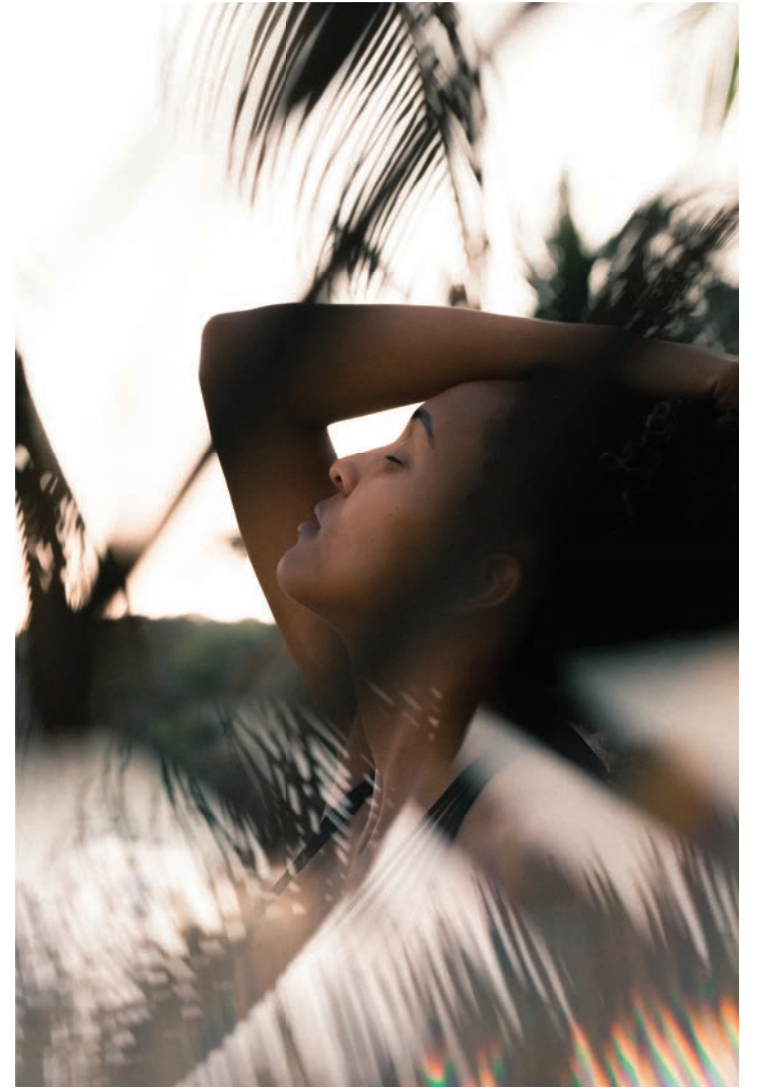
At illa, we believe that luxury resides in the simplest pleasures: A sunrise swim with dolphins for company, a sunset walk on fine sand, the beauty of a pristine coral reef, celebrating anniversaries under the sun, late-night stargazing on your private deck.















Owners of 54 three- and four-bedroom waterfront residential villas will enjoy VIP access to illa Bimini Hotel & Resort, a boutique five-star hospitality property. Inspired by the finest exotic holiday destinations worldwide, the resort features the first overwater bungalow-style hotel suites in The Bahamas as well as a suite of lifestyle amenities that set a new standard of sophistication in Bimini

## HOTEL & RESORT



A first in the Bahamas, illa Bimini Resort has been designed with overwater bungalow suites, offering guests the unique experience of awaking on their own island-within-an-island

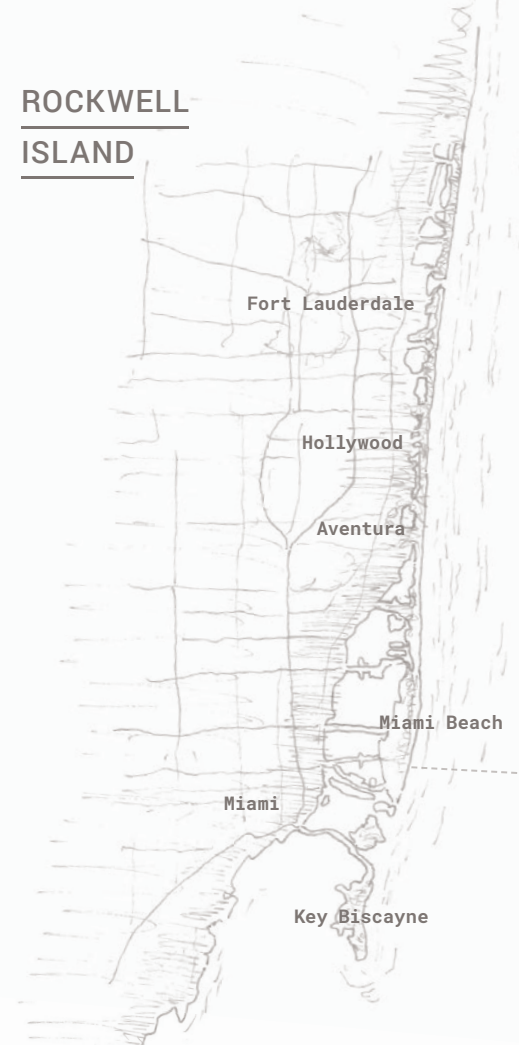




A peaceful retreat for the cultured  
and independent-minded traveler



# ROCKWELL ISLAND



Fort Lauderdale

Hollywood

Aventura

Miami Beach

Miami

Key Biscayne

48 Nautical Miles



Alice Town

South Bimini

Gun Cay

North Cat Cay

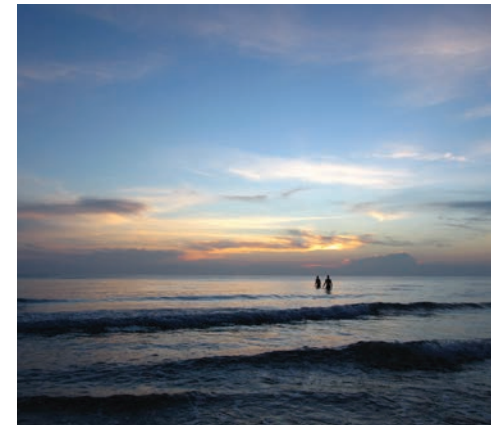
Just a 20-minute flight from Miami, north of the hustle of Bimini's Bailey Town, a slender ribbon of land leads to Rockwell Island, a place designed in every way for discerning travelers seeking a different kind of destination— one defined by tranquility and ease, genuine elegance, and raw natural beauty.

With the Atlantic Ocean to the west, Bimini Bay to the east, and a waterway in between, every one of illa's residential villas on Rockwell Island offers panoramic water views along with a rare and precious level of privacy.





A secluded slice of paradise where peace and serenity are the ultimate luxury



## **BAHAMAS**

### **FAST FACTS**

#### **LOCATION**

The Bahamas, a Commonwealth nation, is among the wealthiest countries in the Caribbean and has a long history of political stability. This former British colony gained independence in 1973 and enjoys strong diplomatic relationships with the United Kingdom and the United States. Its economy is based primarily on offshore finance, ship registry, and tourism.

#### **MAJOR LANGUAGES**

The official language in The Bahamas is English. Bahamian Creole, an English-based creole language, is also spoken.

#### **FOREIGN INVESTMENT**

As part of the government's efforts to foster high-end tourism and vacation homeownership, foreign investors enjoy a number of incentives, including the ability to buy property in The Bahamas without restrictions; take ownership is in fee-simple title. Residence permits are granted for investments of USD \$500,000 or more, and real property is exempt from taxes for 20 years. In addition, citizens and resident aliens pay no taxes on personal income, inheritance, gifts, or capital gains.

#### **GOVERNMENT**

The Commonwealth of The Bahamas is a member of the Commonwealth of Nations. It is a parliamentary constitutional monarchy with Elizabeth II as queen.

#### **TRAVEL VISA**

Citizens of the United States, Canada, Latin America, and the United Kingdom are not required to have a visa for short stays in The Bahamas.

#### **AIR ARRIVAL FROM MAJOR U.S. CITIES**

There are numerous direct, non-stop flights to The Bahamas from major cities along the Eastern Seaboard as well as major Midwestern and Southern cities including Chicago, Minneapolis, Detroit, Houston, and Dallas Fort Worth.

#### **AIR & SEA ARRIVAL FROM MIAMI**

The Bahamas is a 20-minute flight or a one- to two-hour boat ride across the Bahamian Channel from Miami. In addition to commercial flights on Silver Airways, Cape Air, and Western Air, Tropic Ocean Airways' charter seaplanes make the trip in approximately 30 minutes.

#### **CLIMATE**

The Bahamas has a tropical savanna climate with typical temperatures from the high 60s to high 80s Fahrenheit year-round. The hot/wet season is from June to October, with the average daily high temperature above 86°F. The cool/dry season is from December to March, with an average daily high temperature below 78°F.

A welcoming environment  
for foreign investors

# VISION AND DEVELOPMENT TEAM

## **ISLAND DEVELOPERS**

Over the past two decades, Island Developers has been at the forefront of premier residential, hospitality, marine, and aviation development in The Bahamas. With a track record that includes the construction of more than 400 luxury residences, a 350-key hotel, a 15,000-square-foot casino, and a 240-slip marina – the largest in The Bahamas, and one of the largest in the Caribbean – Island Developers is a boutique development and construction company distinguished by its deep experience with complex properties in remote island locations. Its expertise extends to critical infrastructure that provides the necessary foundation for and optimal operation of properties, including utilities, all civil-related work (water, sewer, paving, telecommunications, fiber optics, and network installation), channel construction, runways, airport terminals, and international shipping and port facilities (ISPF) zones and operations. Longstanding relationships with local government officials and detailed understanding of policies and regulations enable Island Developers to move projects from concept to completion efficiently and effectively.

Co-founding partners Alejandro Capo and Rafael Reyes are now expanding on the company's portfolio of exceptional properties with the creation of illa, a new concept in ultra-luxury residential and hospitality properties for the world's most desirable holiday and weekend getaway locations. Designed to offer serene escapes where guests and owners can disconnect from the everyday and reconnect with their spirit, family, and friends, illa properties will be distinguished by world-class architecture and interior design inspired by their locale.

## **ALEJANDRO CAPO**

Alejandro Capo is a principal of Island Developers and a third-generation builder with over 20 years' experience. Mr. Capo's passion for construction and development began in childhood as he visited job sites in the United States and The Bahamas with his father. His commitment to the industry has continually expanded since then. Mr. Capo is a licensed general contractor in the state of Florida and has directed the development and construction of more than 400 residential units valued over \$200 million during the course of the last decade. Residences he has constructed in South Florida and The Bahamas include luxury waterfront private estates. Mr. Capo also managed the construction of the largest marina in The Bahamas, which is among the top 10 largest in the Caribbean.

## **ARTHUR HERNANDEZ**

Island Developers principal Arthur Hernandez has two decades of experience in logistics and procurement, specializing in the identification and acquisition-at-auction of heavy on-site equipment for the company's projects in The Bahamas. Mr. Hernandez also oversees the timely and organized transportation of materials to The Bahamas, ensuring that crews are able to proceed with construction activities as planned and with optimal efficiency at every stage of development, from ground breaking through project completion. A veteran of construction and development in The Bahamas, Mr. Hernandez began his work in the region with a 282-unit residential project in Nassau.

## **RAFAEL REYES**

Over the past 19 years, Island Developers principal Rafael Reyes has been responsible for overseeing the management of all of the company's operations in the United States and the Caribbean. Mr. Reyes also has two decades of experience in the financial industry. In the late 1990s, he acquired a 50% stake in a small mortgage banking company that he grew into a \$350 million per year firm with direct endorsement relationships with major financial institutions, including Chase Manhattan Bank, Citibank, and Washington Mutual. He sold his stake in the bank in 2003 to pursue his passion for real estate development. Over the past decade, Mr. Reyes has been a partner in residential land construction development projects throughout Florida valued over \$100 million.

## **OPPENHEIM ARCHITECTURE**

Oppenheim Architecture is an international design practice operating with the philosophy that design follows life and form follows feeling. The firm designs and builds with the land, not on the land – framing nature through shapes and textures that enhance and celebrate their surroundings. Oppenheim strives to find harmony with nature in order to connect people with place.

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SLOW DOWN, DISCONNECT,  
AND FOCUS ON THE THINGS  
THAT BRING YOU THE MOST PLEASURE

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