



DEVCO

REAL ESTATE DIGITAL BROCHURE

*"WHERE **OPPORTUNITIES** EMBRACE **OWNERSHIP**"*

www.gbdevco.com

table of contents

01	TABLE OF CONTENTS Welcome to our interactive digital brochure	CUSTOMER TESTIMONIALS Sawyers & Coral Vita	09
03	DEVCO - ABOUT US The Grand Bahama Development Co. Ltd	WHY INVEST? BUYING TIPS What to Expect when purchasing land	10
04	DEVCO - ABOUT US (CONT'D) What we do • Our mission	"YOUR HOME OUR SERVICE" The Lucaya Service Company Ltd.	11
06	SUBDIVISIONS Affordable Investment Opportunities	ENVIRONMENTAL STEWARDSHIP Supporting green & blue economies	12
07	SUBDIVISIONS (CONT'D) Affordable Investment Opportunities	"WHO AM I?" Poem - Author Unknown	13





THE GRAND BAHAMA DEVELOPMENT COMPANY LIMITED

OWNERSHIP MADE EASY

Affordable Prices
Turn-key Properties
Investment Opportunities

Land Solutions
Comfortable Payment Terms
Multiple Zonings



LAND OPPORTUNITIES

ABOUT *US*

THE GRAND BAHAMA DEVELOPMENT COMPANY LTD (DEVCO), is a joint venture between Hutchison Development (Bahamas) Limited (a member of the CK Asset Group) and Port Group Limited (a member of The Grand Bahama Port Authority, 'GBPA', Group of Companies).

As the Master Developer for the City of Freeport, we are responsible for planning the land zoned for tourist, commercial and residential use within the Lucaya area of Grand Bahama Island. Our portfolio of 75,000 acres contains approximately 40,000 individual lots in 45 subdivisions, 10 miles of pristine beachfront development property and seven miles of fully bulk headed seawater canal system.

• WHAT WE DO •

Each and every day, we work to undertake large scale development on our own accord or through powerful joint ventures with proven, well-funded partners. We also offer land for sale to third-party developers who are looking to make an investment in island paradise. *(Cont'd on page 4)*



ABOUT (CONT'D) *US*

(Cont'd from page 3) Throughout our 50 years in business, we have built a sound foundation in development and extensive expertise in real estate investments. In addition, we have developed powerful partnerships that have allowed us to work in-tandem with the Government of the Bahamas and the GBPA to introduce new investment and development opportunities to Grand Bahama Island.

• OUR MISSION •

To create new residential and commercial developments that make community possible on the island of Grand Bahama through successful partnerships, thus producing sustained economic growth and dynamic communities for successive generations, one subdivision at a time.

● *"DEVELOPING & EXPANDING YOUR VISION BY CREATING OWNERSHIP"*

JUMP!

into **affordable** prices &
investment **opportunities**



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SUBDIVISIONS



CARAVELLE BAY - This is a wonderful and affluent subdivision. Positioned immediately west of the Casuarina Bridge, it is comprised entirely of canal front properties. The elegant and expansive homes are nestled comfortably on the spacious lots within this subdivision. Homes on these extraordinary properties are the perfect place to escape life's challenges while enjoying gentle sea breeze and the scent of tropical blossoms. The art of fine living is alive and well in Caravelle. *Prices starting @ \$138,550.00*



COLONY BAY - Colony Bay is home to some of Grand Bahama's most beautiful estate homes and sits on the picturesque Lucayan Waterway on the east side of The Casuarina Bridge. It is one of the most desirable neighbourhoods in all of Freeport, which has been steadily growing over the past few years.

This stunning subdivision is the ideal address for a luxurious new home. *Prices starting \$59,400.00*



SUBDIVISIONS

(CONT'D)

PEARL BAY - Live the lifestyles of your dreams! This attractive subdivision is the ideal address for a luxurious new home. Peaceful, pristine and exclusive, Pearl Bay is a quiet serene waterfront community on the east side of the Casuarina Bridge offering limitless opportunities. *Prices starting @ \$62,400.00*



SHANNON COUNTRY CLUB - Centrally located, Shannon Country club offers idyllic family living in one of DEVCO's developing subdivisions and is just minutes away from The Garden of The Groves & Fortune Beach shoreline. *Prices Starting @ \$25,740.00*



THE GRAND BAHAMA DEVELOPMENT COMPANY LIMITED



INVEST
TODAY,
for **THEIR**
FUTURE
TOMORROW!

CUSTOMER TESTIMONIALS

To learn more about our customer experience, click the videos and press play!



#STRONGERTOGETHER



INVEST TODAY

WHAT TO EXPECT WHEN **BUYING**

Our process is designed to meet the needs of each individual purchaser.

- Experienced Sales executives
- Streamline purchasing process
- Onsite viewing
- Clear property title
- Easy term payment plan
- Fully serviced property

BUYING TIPS

- Select a licensed attorney to represent your purchase.
- Familiarize yourself with the preferred area/ subdivision
- Have all your necessary documents readily available (ASK US)
- Plan ahead and secure your down payment
- Know your building plan for the property



#DEVELOPING&EXPANDINGYOURVISIONBYCREATINGOWNERSHIP



The Lucaya Service Company Ltd (LUSCO)

is a non-profit organization, which is responsible for the maintenance of properties in subdivisions developed or to-be-developed in the future, by The Grand Bahama Development Company Limited (DEVCO).

LUSCO is charged with the responsibility of maintaining and repairing streets, roads and utilities in DEVCO's subdivisions. The maintenance work is funded by the payment of service

charges. In order to ensure that charges will be paid for the benefit of the entire community, a covenant in the Deed of Conveyance requiring the original property owner and all subsequent property owners to pay an annual amount towards these costs and expenses, is inserted.

In this way, the entire community provides the financial support to maintain streets, roads, utilities and certain amenities for the benefit of all property owners.



“LUCAYA — Your home, Our service.”



DEVCO EMBRACES ENVIRONMENTAL STEWARDSHIP



In its primary role as master planner and developer, **DEVCO** views environmental stewardship as a natural complement to sustainable, well-planned communities and healthy living styles, for its residents.

DEVCO's development policies and incentives, are designed to facilitate land improvement projects that are eco-friendly, providing support to both the green and blue economies, in its contribution to combat the negative effects of climate change.

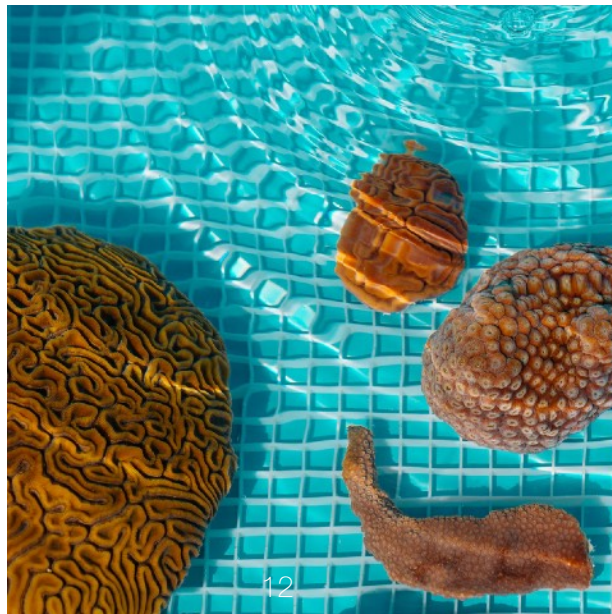
DEVCO SUPPORTS CORAL VITA

Founded by environmental entrepreneurs – Sam Teicher & Gator Halpern, Coral Vita established its first coral farm in January 2019, along the crystal flowing waters of the Grand Lucayan Waterway in Freeport Lucaya, on the island of Grand Bahama.

“Coral Vita uses cutting-edge methods developed at marine institutes around the world - growing corals up to 50x faster than in nature while boosting their resilience against climate change - to restore reefs in the most effective way possible.”

- Gator Halpern

DEVCO is proud to have this eco-friendly company in Lucaya.



WHO AM I?

- Author Unknown

I am the basis of all wealth, the heritage of the wise,
The thrifty and the prudent.
I am the poor man's joy and comfort, the rich man's prize,
The right hand of capital,
The silent partner of many thousands of successful men.

I am the solace of the widow, the comfort of old age,
The cornerstone of security against misfortune and want.
I am handed down to children, through countless generations
As a thing of greatest worth.

I am the choicest fruit of toil.
Credit respects me, yet I am humble.
I stand before every man bidding him know me for what I am.
And possess me.

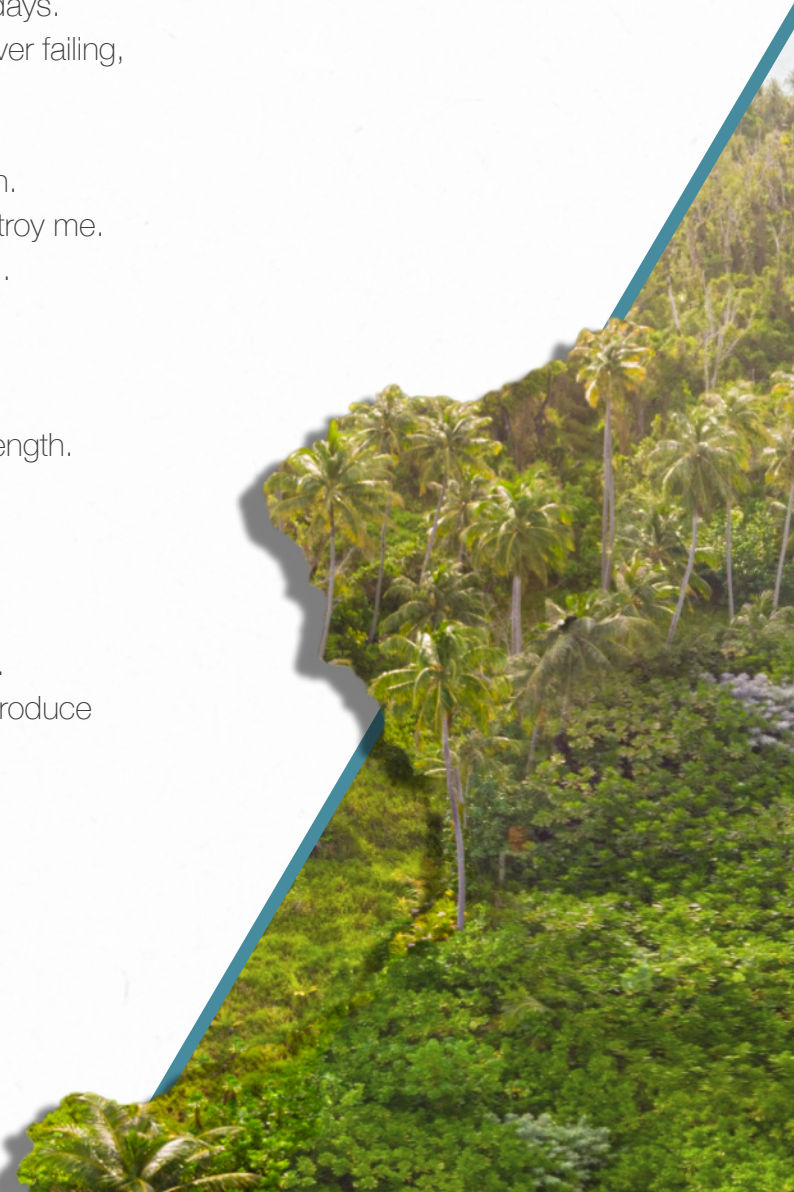
I grow and increase in value through countless days.
Though I seem dormant, my worth increase, never failing,
Never ceasing.

Time is my aid and population heaps up my gain.
Fire and the elements I defy for they cannot destroy me.
My possessors learn to believe in me, invariably..
They become envied.

While all things wither and decay, I survive.
The centuries find me younger, increasing in strength.
The thriftless speak ill of me,
And charlatans of finance attach me.

I am trustworthy; I am sound.
Unfailing, I triumph, my detractors are disproved.
Minerals and oils come from me, and I am the produce
Of food, the basis for ships and factories
And the foundation of bands.

Yet I am so common thousand,
Unthinking and unknowing, pass me by..
I am **Well-Selected Land**.





#OWN A PIECE *of* PARADISE



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CONTACT US

For questions regarding land sales:

Email: landsales@gbdevco.com

Phone: 1(242)-350-9096

For general inquiries:

Email: info@gbdevco.com

Phone: 1(242)-350-9096

Website: www.gbdevco.com

For customer service inquiries about your account or existing property:

Email: csinfo@gbdevco.com

Phone: 1(242)-350-9310/9038/9313/9317

OFFICE:

GBPA Headquarters, Second Floor
Pioneer's Way & East Mall Drive,
Freeport, Grand Bahama

Mon – Fri: 9:00 a.m. – 5:00 p.m.

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