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.

Design by Chad Oppenheim
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.
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
• 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.
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.
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.
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
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.
BAHAMS

FAST FACTS

A welcoming environment for foreign investors

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.
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.

VISION AND DEVELOPMENT TEAM

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.
The information contained in this brochure is conceptual only and used to depict the spirit of the lifestyles and environment to be achieved rather than specifics that are to be delivered with Ila Bimini Resort and Residences (“Resort and Residences”). This brochure is merely intended as an illustration of the activities, community and concepts depicted herein, and/or features consistent with the displayed lifestyle. This information should not be relied upon as representations, express or implied, at the actual detail of the Resort and Residences. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. This is not an offer to sell, or solicitation of offers to buy, the Resort and Residences in states where such offer or solicitation cannot be made. This offering is made only by the prospectus for the Resort and Residences and no statement should be relied upon if not made in the prospectus. Prices, plans and specifications are subject to change without notice. All images and designs depicted herein are artist’s conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist’s conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted herein. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be included with the unit, unless expressly provided in the purchase agreement. Plans, elevations, specifications, features, colors, designs and materials are all subject to availability and to change or substitution at any time and without further notice. Plans are not to scale. All dimensions are approximate. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and re for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserved the right to make modifications, revisions and changes it deeded desirable in its sole and absolute discretion. Consult the Purchase Agreement and the prospectus for a description of the features which are to be included in the Residence. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2019 Island Developers Limited. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.
SLOW DOWN, DISCONNECT,
AND FOCUS ON THE THINGS
THAT BRING YOU THE MOST PLEASURE

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