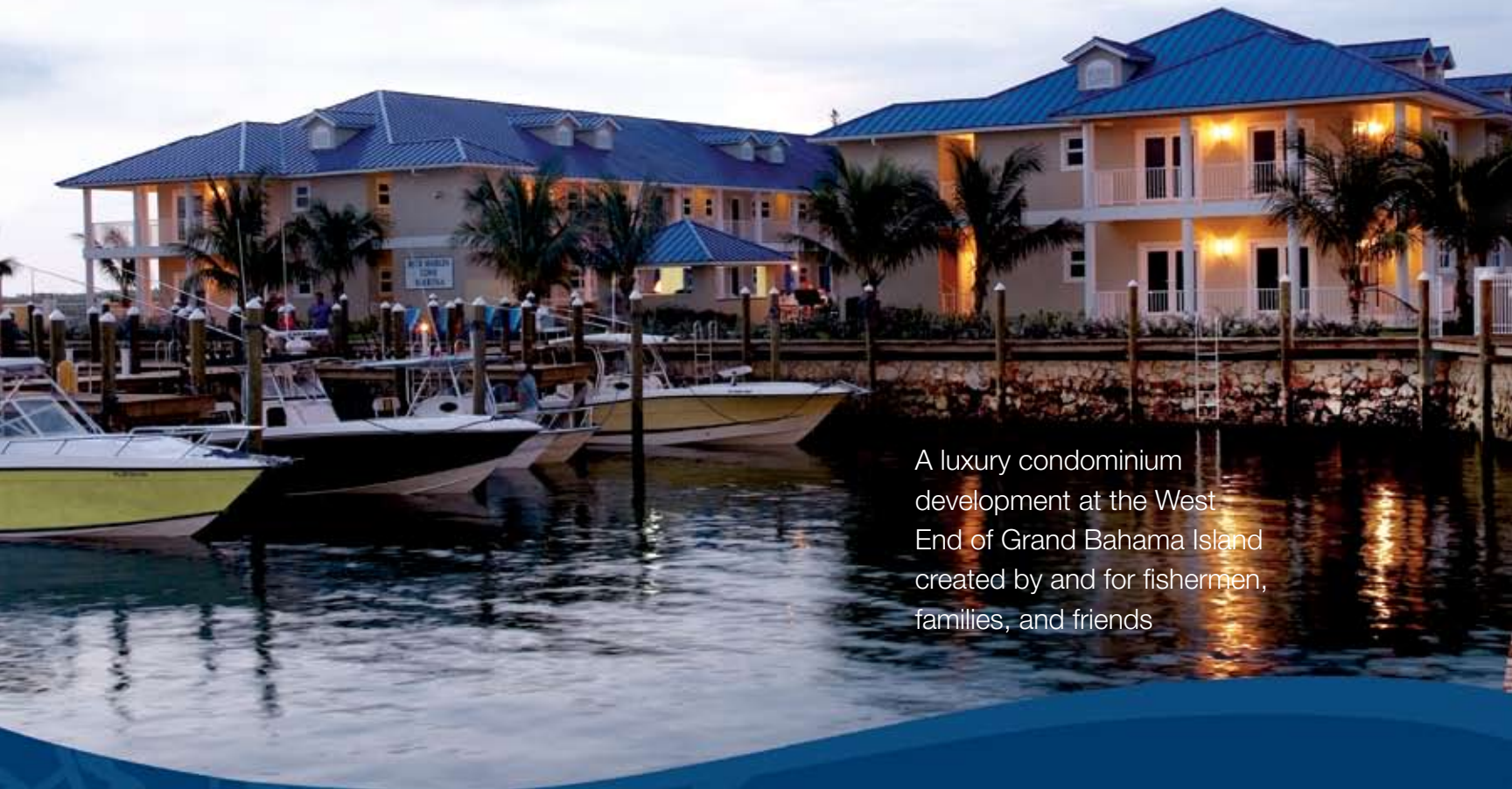




Blue Marlin Cove

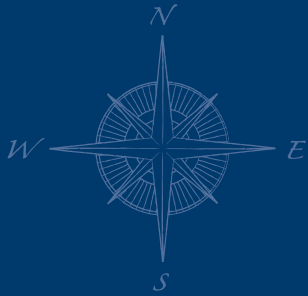
A community of fishermen and families



A luxury condominium development at the West End of Grand Bahama Island created by and for fishermen, families, and friends

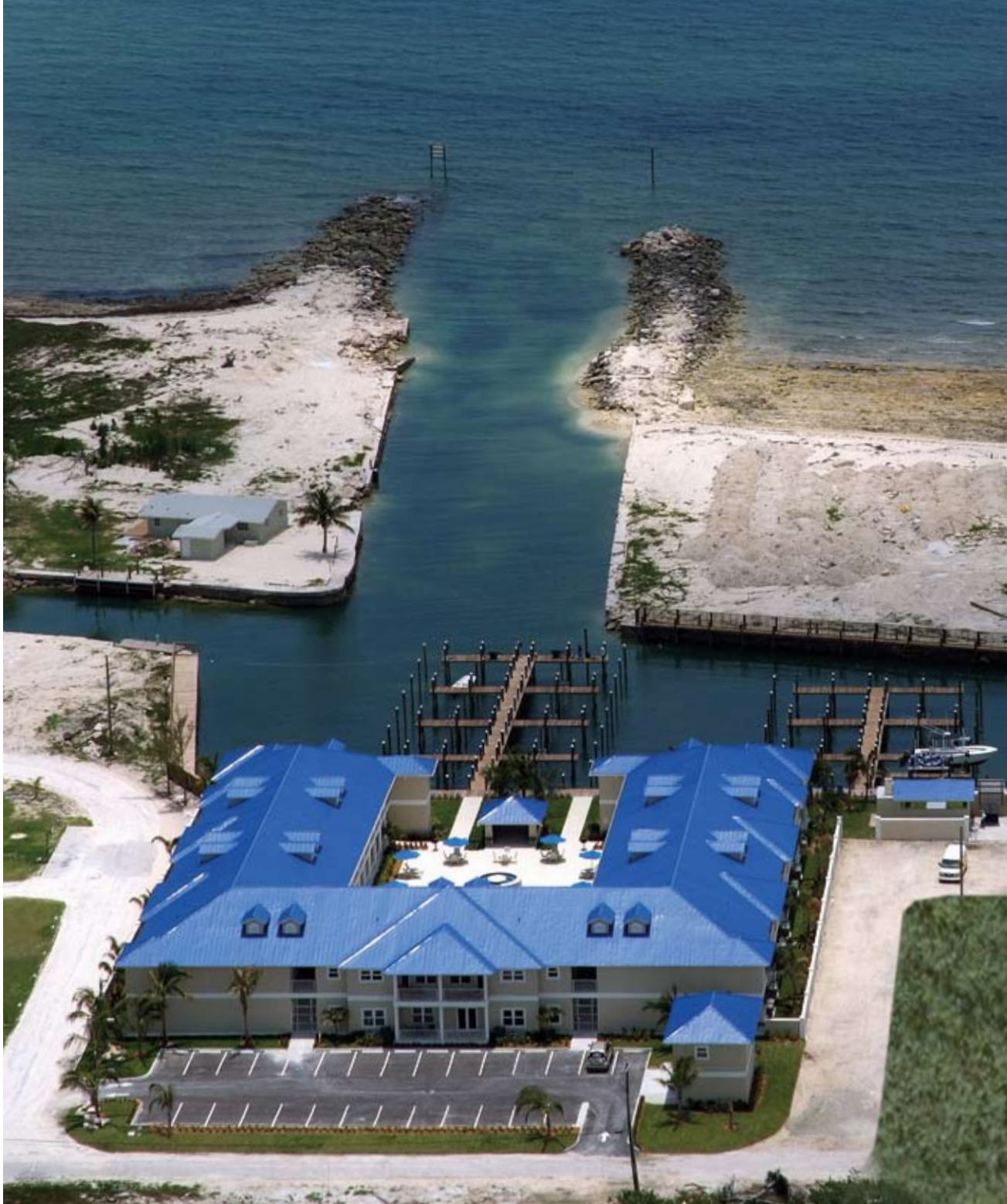


West End, Grand Bahama



Ahhh... the Bahamas!



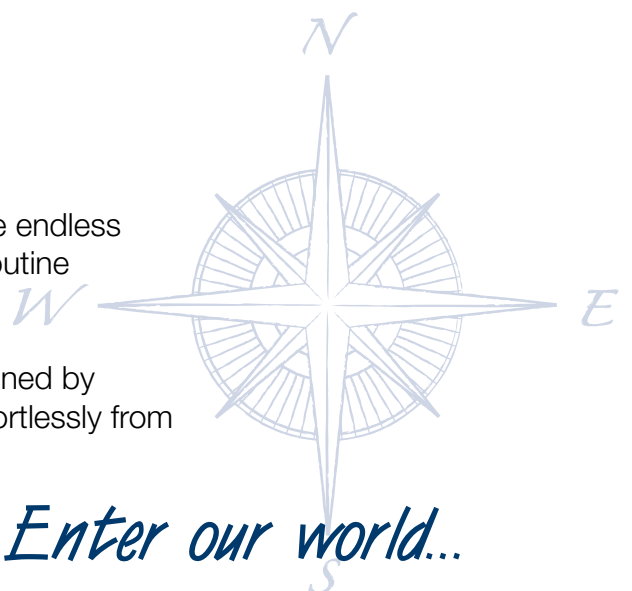


It's different out here.

Slower. Richer. Easier.

The colors are more intense; the breezes more seductive. The endless blue sky seeps into the bottomless blue Caribbean, and the routine preoccupations of life and work slip away as if from so many loosened moorings.

Blue Marlin Cove on Grand Bahama Island has been designed by fishermen, for fishermen, with everything you need to glide effortlessly from your everyday reality to life in paradise.



Enter our world...



"I'm thinking of selling my 53-foot Hatteras and buying a place at Blue Marlin Cove. For the amount I spend on fuel and boat maintenance, I can have a 30-foot boat and a home on Grand Bahama Island."

Welcome

to your own private fishing village...

where every modern convenience has been included.

Cruise into your own private slip at Blue Marlin Cove and find your condominium sparkling, stocked, and waiting for you. Or, fly into Freeport, where our courtesy van will transport you to your ready condominium. Either way, you can fish that afternoon at depths of over 1,000 feet, and grill your catch that evening, celebrating with neighbors or with your own private party.

This is life at Blue Marlin Cove, a luxury condominium development at West End, Grand Bahama Island, created by and for fishermen, families, and friends. Everything you need has been anticipated and incorporated—from spacious, easy-care, island living spaces to property management and security services. Don't let life at Blue Marlin Cove be "the one that got away!"



*While the fishermen are away,
the family can stay...cool by the pool*

This 30-unit, gated community includes its own private marina, with 24-hour security and on-site management. You can even install a boat lift in your designated slip, if you choose. There is also a hoist and storage area for your jet ski or windsurfer, next to the marina.

Motor away from your slip and find yourself fishing at depths of more than 1,000 feet, just a mile from the dock! There's even a commercial ice house and individual storage rooms for your fishing rods and other equipment. Plus, you'll enjoy our covered fish-cleaning and bait-preparation area next to the ice house and marina.

Each spacious condominium includes two bedrooms, two and one half baths, a breezy balcony or patio, a full kitchen with appliances, and a laundry room with a washer and dryer. All of this, plus a designated slip for your boat in the private marina and a parking space for your car. Purchase your condominium furnished, or purchase your own furnishings in the U.S., and let us ship it over and set it up for you in your new condominium.

And we specialize in service. Our on-site manager can arrange for a variety of services and activities to make your ownership as carefree as possible. These include provisioning prior to your arrival, housekeeping during or after your visit, a managed rental program, and even repair or improvements to your condo or boat.



*At day's end,
celebrate with family and friends*

After a successful day of fishing, relax around the expansive pool and patio area, complete with hot tub, gazebo, and BBQ. At Blue Marlin Cove, long, perfect days slide easily into perfect, balmy nights.

Our on-site manager can arrange to satisfy any housekeeping needs. Enjoy your stay as long as you like. We'll have the sand swept from your condo and make everything ship-shape after you leave.





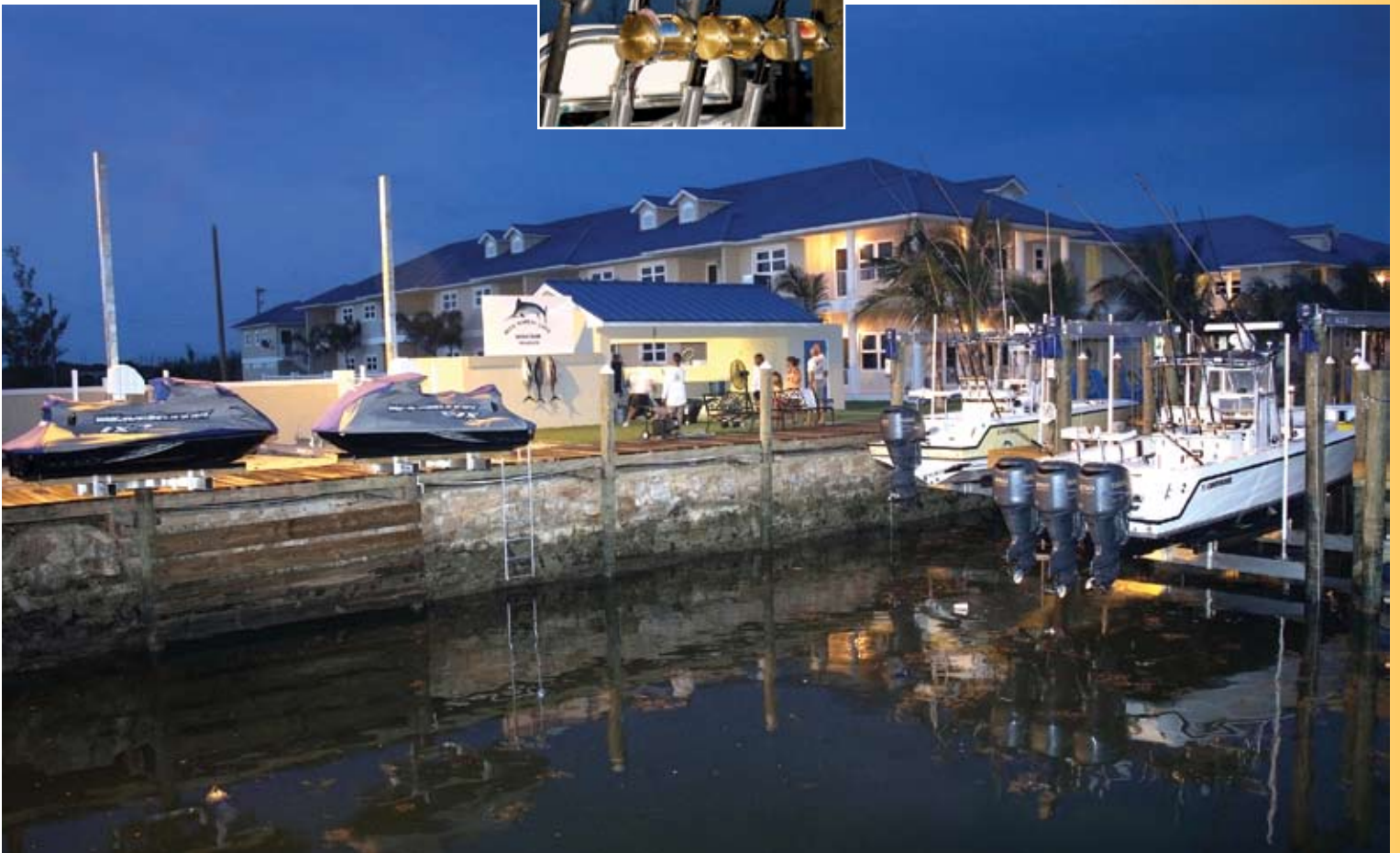
Cleaning fish has never been so pleasant

Our amenities include a covered fish-cleaning area, commercial ice house, personal rod-and-reel storage, and the camaraderie of like-minded fishers.

Don't like cleaning and scaling your catch? Our on-site manager can arrange that service for you.



The fishing is spectacular! By the time you get up to cruising speed, you're where the fish are! We caught Wahoo, tuna, and my first blue marlin—a beauty that we estimated weighed over 180 pounds!





"We left home Friday morning, and pulled out of our slip by noon. As we requested, our condo was cleaned and refrigerator stocked. After fishing and snorkeling all weekend, we walked out of our Bahama haven on Sunday afternoon, and were back home by sunset getting ready for Monday morning. But we felt as if we'd been gone forever!"

There's plenty for friends and family to do besides fish!

Relax in our lounge, equipped with wet bar, commercial kitchen, large-screen television, and wireless Internet. Nearby is the game room, equipped for kids of all ages, with video games, skeeball, foosball, pool, and indoor basketball. Outdoor sports include swimming, snorkeling, scuba diving, jet skiing, water skiing and windsurfing. If you don't have your own water-sport equipment, nearby Port Lucaya offers jet skiing, water skiing, parasailing, and windsurfing.

If you want a diversion from the fun and fishing, you can head to Freeport and shop duty-free at the International Bazaar, or enjoy the casinos and restaurants.

For those of you who simply must stay connected, our office with high-speed wireless Internet connection is at your disposal.





A space designed for easy living is ready to be transformed by your unique style.

Each condominium includes 1,100-square feet of living area, including a combination living/dining room, full-service kitchen, two bedrooms, two full baths, a powder room, utility/laundry room, and closet space. Units feature easy-care ceramic tile flooring throughout, ceiling fans in every room, glass-enclosed tub/shower stalls in each bath, and many other amenities.

Our on-site property manager provides 24-hour security, assisted by exterior, closed-circuit television cameras that enable you to view the property online 24 hours/day.



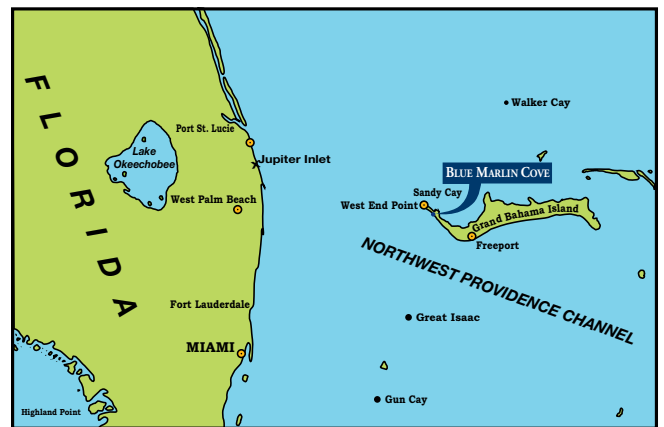


Beautifully manicured grounds

Blue Marlin Cove is meticulously maintained, making it easy for you to rent out your property when you are not enjoying it. Our on-site manager also operates our Owner Rental Program.

And Blue Marlin Cove is ideally located.

a 63-mile cruise from Palm Beach, Florida, to the West End point of entry (less than three miles away), or a 30-minute ride from the Freeport Airport. You can leave home Friday morning, and be fishing Friday afternoon! Fish and play all weekend, and by Monday, you're back home, feeling as if you've had a good, long vacation—in just three short days!



Amenities Quick List:

Completed in June 2007 and ready to move in today.
Private & gated 30 condominium community with a dedicated marina.

Each owner has a designated boat slip in the marina
The marina has over 350 ft of additional dock space for condo owner's quests

The condominium association owns and controls the entire marina in addition to the building and land.

Assigned parking for your car.

Unfurnished or turnkey furnished available
2 bedrooms and 2.5 bathrooms

Gorgeous ceramic flooring throughout

Gourmet Kitchen with appliances in all units

Ceiling fans

Individual HVAC for each unit

Game room with games for kids of all ages

Lounge/bar with large screen TV

25'x50' swimming pool (4' to 7' deep)

Spa/Hot tub next to the pool

Cabana with outdoor kitchen/ grill and patio

Party and BBQ area adjacent to the pool

Commercial Icehouse

Individual storage rooms (4'x10')

Covered 24' fish cleaning/bait preparation area.

Port of entry and fuel dock is 3 miles away

Marina is two minutes from the ocean & 1 mile from a 1,000 feet of water

Exterior CCTV cameras allow you to view the property remotely via the internet

Office and high speed wireless internet in lounge, office & patio.

24 hour on site manager & staff providing: Airport shuttle service, grounds & boat security, provisioning, maid services, maintenance and fish cleaning services available for a fee.

High quality construction, designed and built to exceed the current Miami Dade County Florida building codes.

Boat slips 15 ft wide and can accommodate a 40ft boat
A 6ft deep channel that is marked and easy to navigate.

120 volt power and potable water at every slip

Transferable Condo and boat slip with title insured by US title insurance company

Courtesy Vehicle for airport transfers and transport to Freeport.

Multiple daily flights provided by US air carriers.

Port of Entry



West End



Blue Marlin Cove
Condominiums



"If all you need to be happy is a rod and reel, a cooler full of beer, and the sea stretching to the horizon, you'll be in heaven at Blue Marlin Cove. It is truly a fisherman's paradise. They make it so easy to be out there. Do yourself a favor and give them a call."

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" Please call anytime"

