



ON THE MARKET

9 Striking New Developments Across the Caribbean

From Bjarke Ingels–designed homes to on-site helipads, these upscale tropical residences do not hold back

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Luxury real estate in the Caribbean is booming and has been for the last year following the onset of the pandemic. According to Edward de Mallet Morgan, a partner at Knight Frank, a global real estate consultancy based in London, the market is flourishing like never before.

“Sales have gone up significantly in the Caribbean in the upscale sector,” he says. “People have a new flexibility to be away from their primary homes and keep working remotely, so they’re looking to buy in vacation destinations.”

Case in point: De Mallet Morgan says that Knight Frank’s sales of single-family homes in Barbados have gone up more than 50% in the last year, and there have been record-breaking numbers in Mustique.

High-end amenity-laden developments throughout the Caribbean are also attracting interest, including the nine we’re highlighting that are among the toniest in the region.

From New Providence in the Bahamas to a tropical rainforest setting in the Dominican Republic, here is our list:



One of the chic new developments in Albany.

Albany, New Providence, Bahamas

Starting price of residences: \$5 million

With investors like actor and musician Justin Timberlake and golf legends Ernie Els and Tiger Woods, Albany has been a coveted residential development ever since it opened in 2010. The 600-acre community includes nine marina-front condominium buildings, each with a distinct architectural style. One, for example, resembles a cube and was designed by the renowned architect Bjarke Ingels. There are also custom home lots and villas that range from 3,400 to 6,400 square feet.

Ernie Els is behind the golf course, and Albany also features tennis and equestrian centers, several swimming pools, a 15,000-square-foot fitness center with yoga and Pilates studios, multiple dining options, a movie theater, water sports center, and children's clubhouse. And we can't leave out the music studio and stores that include an outpost of Rolex.



One of the private residences at Baker's Bay Golf & Ocean Club.

Baker's Bay Golf & Ocean Club, Great Guana Cay, Bahamas

Starting price of residences: \$3.75 million

Part of Discovery Land Company, the real estate brand founded by Casamigos cofounder Mike Meldman, Bak-

er's Bay is spread over 585 acres and was recently rebuilt after being destroyed by Hurricane Dorian in 2019. The scenic community comprises ocean view and waterfront cottages, homes on the Atlantic Ocean, townhomes, and estate homesites in various locations, from the golf course to the marina. In typical Discovery style, members can choose from a long list of amenities such as restaurants, a Tom Fazio golf course, a beach club, water sports center, marina, soccer field, tennis and pickleball courts, a gym, spa, and multiple green spaces.



The waterfront golf course at Playa Grande.

Playa Grande Golf & Ocean Club, Rio San Juan, Dominican Republic

Starting price of residences: \$3 million

On the northeast coast of the Dominican Republic, the more than 2,000-acre Playa Grande is also a Discovery Land Company development. Here, luxury meets the jungle and the mountains: The community is surrounded by hilly and lush tropical rainforests and features an over 400-acre rain forest preserve. The scenic beaches are also an attraction, along with access to Discovery's Outdoor Pursuits team, who can arrange for activities such as ATV mountain excursions, hiking to see waterfalls, mountain biking, sailing, and scuba diving. Rees Jones, son of golf course architect Robert Trent Jones Sr., recently redesigned his father's original course, which has 10 cliffside ocean holes. Residents have their pick of homes on the golf course or properties with ocean views or directly on the beach.



One of the striking coastal properties at Oil Nut Bay.

Oil Nut Bay, British Virgin Islands

Starting price of residences: \$2.95 million

On the eastern tip of Virgin Gorda, the 400-acre resort community of Oil Nut Bay is surrounded by the Caribbean Sea on one side and the Atlantic Ocean on the other. Reachable only by boat or helicopter, the development has space for 117 homes—some of which cost up to \$50 million. Amenities include a beach club with three pools and swim-up bar, wellness center with gym and two tennis courts, two helipads, a kids club, and several restaurants. A new Marina Village features an overwater restaurant and bar, suspended pool with hammocks and daybeds, a games room, a 93-slip marina, market, and boutique. A day spa with outdoor showers, water sports center, and art gallery are currently being built.



The sleek open living room by Studio RHE in Cabot Saint Lucia.

Cabot Saint Lucia, Saint Lucia

Starting price of residences: \$2 million

Scheduled to open next year, Cabot Saint Lucia is on the northern tip of Saint Lucia and includes townhouses as well as single-family beachfront homes. The highly regarded architect Richard Hywel Evans of Studio RHE, who is leading the design process, is using as many sustainably sourced materials as possible to create an aesthetic that's a mix of coastal and rustic. Residents will have access to amenities such as a large spa, multiple pools, three restaurants, a golf course, and a fitness center.



A living room at one of the Rock House residences.

Rock House, Providenciales, Turks and Caicos

Starting price of residences: \$700,000

Description: Managed by Grace Bay Resorts, one of the best hotels in Turks and Caicos, Rock House has move-ins starting this December and brings an unprecedented kind of luxury to Providenciales. Located on the secluded north shore of the island on a limestone cliffside, the chic development will feature stand-alone homes with private pools and modern studio suites with outdoor shower gardens—all with panoramas of the Atlantic Ocean. Amenities will include the longest infinity pool in Turks and Caicos, a European-style beach club, jogging trails, a spa, and fitness center.



Inside one of the private residences in Jumby Bay Island.

Jumby Bay Island Private Residences, Antigua

Starting price of residences: \$9.5 million

The elegant and private Jumby Bay Island, part of Antigua, spans 300 acres and has 22 residences. Each home has its own architectural style and ranges from four to nine bedrooms, but all come with a house manager, chef, butler, housekeeper, and gardener. With prices that start close to \$10 million, it's no surprise that they're resorts in their own right and offer amenities such as tennis courts, oceanfront infinity pools, and gyms with spa suites—one home even has a golf putting green and golf simulator. Residents can also use Jumby Bay Island's resort facilities such as the buzzy bar, fine dining restaurant, spa, and swimming pools.



The warmly lit facade at Cap Cana in Punta Cana.

Cap Cana, Punta Cana, Dominican Republic

Starting price of residences: \$500,000

A 30,000-acre master-planned development, Cap Cana is located on the east coast of the Dominican Republic and akin to a mini city. Besides several hotels (a St. Regis hotel as well as 67 residences are slated to open in 2024), it offers a variety of housing options: Although it's possible to buy a two-bedroom condominium for less than \$1 million, the beachfront villas that command upwards of \$10 million are a favorite with the deep-pocketed set seeking vacation homes. They're built in a variety of architectural styles from Mediterranean to modern and can span more than 40,000 square feet.

Residents can enjoy amenities such a beach club, state-of-the-art equestrian center, Jack Nicklaus–designed golf course, upwards of 50 restaurants, several spas, more than a dozen swimming pools, jogging and biking paths, and a marina that bills itself as the largest in the Caribbean.



The lush patios at one of the new Silversands Grenada villas.

Silversands Grenada, Grenada

Starting price of residences: \$7 million

Silversands Grenada, the most upscale hotel on the Caribbean island, recently debuted eight villas. Half are set on a hillside while the rest are on the scenic Grand Anse Beach. They range from 5,000 to 6,000 square feet

and have a contemporary aesthetic that includes light woods and white tones. Owners can take advantage of the resort's amenities such as the 300-foot-long pool, cigar and rum lounge, exceptional spa, and two restaurants.

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