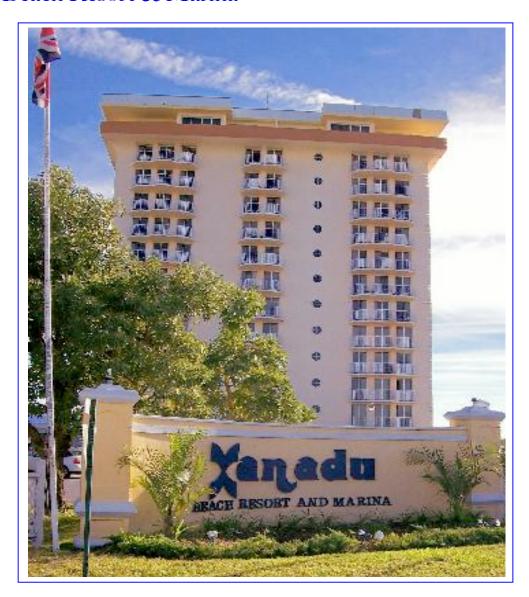
Xanadu

Beach Resort & Marina



For Sale

A Unique opportunity to acquire one of Grand Bahama's most

significant and storied hotels with plenty of space for growth and expansion.

Highlights - Spectacular Beach, Expandable Marina, Great Neighborhood, Lots of Land for Expansion, Restaurants, Beach Bar, Pool Bar, Fitness Centre, Massage Boutiques, car rentals and more.

Property Description

Commercial Category - Hotel

Status: Active Price: \$50,000,000 Rental Term: n/a

Address: Sunken Treasure Drive

Subdivision: Freeport

City: Freeport

Unit: -Block: 28 Lot: 1

Latitude: 26.494886 **Longitude**: -78.702446

Lot Size: 18 acres

Zoning: Tourist Commercial

No Property tax

20+ Acres 804' Beach Front 2,208' Canals

Marina – Port of Entry – 75 Slips

Public Areas Office & Service Accommodations

Front Areas & Shops 8,157 SQ. FT Bars & Restaurants 8,854 SQ. FT Conference Area 1,682 SQ.FT

Kitchen, Preparation

Storage & Staff 8,640 SQ.FT

Guest Accommodations Rooms & Area Under Roof

7 Rooms in 3 Villas 7,776 SQ.FT
129 Rooms Tower Building 122,850 SQ.FT
48 Room Pool Wing 24,480 SQ.FT
Elevator Lobby 2,700 SQ.FT

TOTAL 156,806 SQ.FT

TOTAL 184 ROOMS

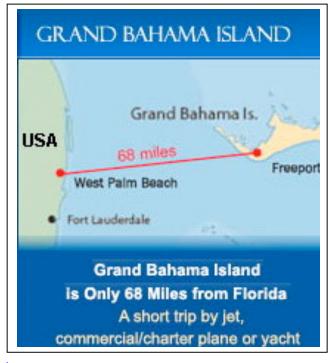
TOTAL SQ.FT UNDER ROOF 191,838 SQ.FT











Grand Bahama Island..A Great Place to Live/visit - making Grand Bahama your second home.

Whether you fall in love with Grand Bahama at first sight, or quietly grow to love it after a few vacation dates, there is a certain magnetic quality about this island that keeps people coming back again and again. A big part of the attraction is that Grand Bahama represents the best of both worlds. It has all the basic ingredients of a tropical paradise: year-round sun, 25 miles of sandy white beaches, swaying palms, championship golf courses, and some of the prettiest crystal clear aqua waters in the world. The island is also ideally located just off Florida's fast paced fun-coast, only about 70 miles from Miami, Ft. Lauderdale and West Palm

Beach. Finding everything you want in a relaxed, charming, get-away-from-it-all island, so close to the United States, is a combination that's hard to beat. And a combination that has lots of well-traveled people from all over the world choosing Grand Bahama Island as their second home.

The Xanadu

The iconic Xanadu Hotel has, in the past, played host to famed "Rat Pack" members and was a long-term residence of billionaire industrialist and eccentric Howard Hughes.

The Xanadu Beach Resort & Marina is a superior first-class, exclusive resort on the beach close to casino, golf, and shops. This first class hotel is ideally situated for visitors to the area. It has a welcoming atmosphere that emphasizes friendly and hospitable service. The hotel has excellent facilities as well as comfortable guest rooms and public areas. The Xanadu Beach Resort and Marina is a superior exclusive resort on the beach. It's has a full service marina and a dive center on the premises. The Xanadu Beach Resort & Marina offers undersea adventure, scuba diving, Jet Skiing and Parasailing.

The 184 rooms has it all, set on a world class beach, it also boasts a 75 slip marina with incredible potential, and in addition more than 20+ acres strategically located near downtown and the airport. It is perfect for aggressive rooms and amenities expansion or adding condominiums.





The Hotel is situated on a semi-private beach just a five-minute drive away from the International Bazaar and the Casino at Bahamia. Two major dive companies are located on the beach. As a result, every imaginable water activity is available here. Other facilities include a marina and tennis courts. The architectural design closely resembles that of an American Sky Rise Hotel. Three bars (Pool Bar Beach Bar) and one indoor restaurant / Bar are on the property.

Room Amenities: Refrigerator, Fireplace, Telephone, Television (Cable/Satellite), Daily Maid Service, Television, Balcony/Terrace, Kitchen/Kitchenette, Air Conditioning (In Room), Non-Smoking Rooms

- Swimming pool
- Concierge desk
- · Coffee shop or café
- Room service
- Self parking
- Safe-deposit box front desk
- Porter/bellhop
- Number of rooms: 184
- On-site car rental
- Laundry facilities
- Babysitting or child care
- Swimming pool outdoor
- Hair salon
- Concierge services
- Gift shops or newsstand
- · Number of floors: 12
- Room service (limited hours)
- Restaurant(s) in hotel
- Bar/lounge
- · Business center
- Business services
- Health club
- Internet access in public areas high speed
- Shopping on site
- Fax machine
- Tour assistance



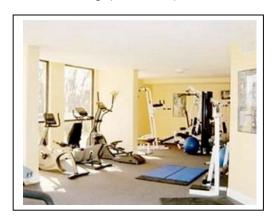








Photo Gallery













Photo Gallery











