

XANADU

beach resort & marina



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HOUSE of PLEASURE



XANADU RESORT & MARINA FOR SALE

Prepared by: Penthouse Group of Companies

A luxury Resort Hotel

804' Beach

Close to the Casino

Great Development Potential

Tax Free Bahamas

No Property Tax until 2015

19+ Acres of Beach, Canal, and Land

2,208' Canal

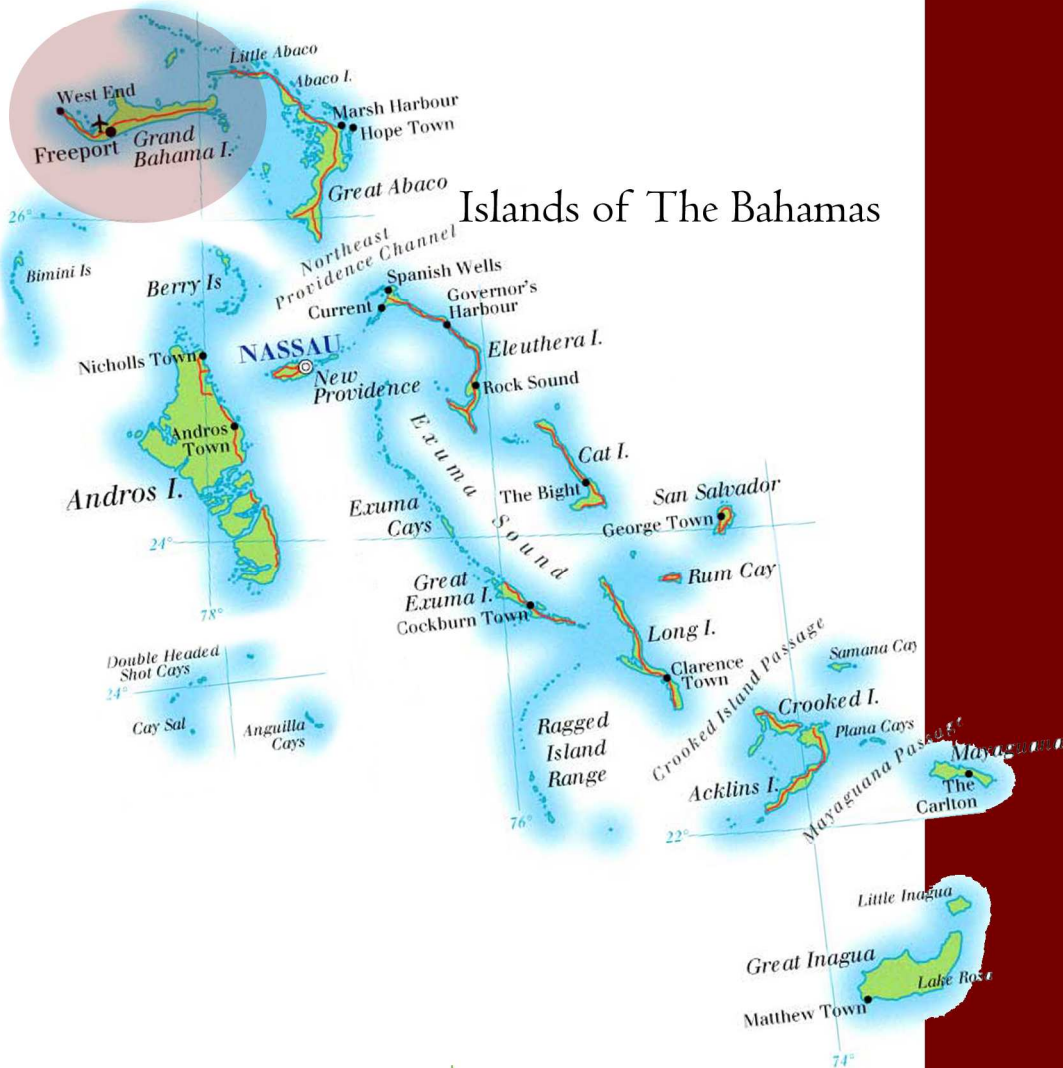
Income Concessions – Paradise Waterspouts

PRICE MADE AVAILABLE TO SERIOUS INQUIRIES



LOCATION

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Islands of The Bahamas



Grand Bahama Island

QUICK FACTS

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SCHEDULE OF PUBLIC AREAS OFFICE AND SERVICE ACCOMMODATIONS

Front Areas & Shops	8,157 SQ. FT
Bars & Restaurants	8,854 SQ. FT
Executive Office Suite	1,682 SQ. FT
Conference Area	7,700 SQ. FT
Kitchen, Preparation	
Storage & Staff Facilities	8,640 SQ. FT
<u>TOTAL</u>	<u>35,032 SQ. FT</u>

GUEST ACCOMMODATIONS SCHEDULE OF ROOMS AND AREAS UNDER ROOF

7 Rooms in 3 Villas	7,776 SQ. FT
129 Rooms Tower Building	122,850 SQ. FT
48 Rooms Pool Wing	24,480 SQ. FT
Elevator Lobby	2,700 SQ. FT
<u>TOTAL</u>	<u>156,806 SQ. FT</u>
TOTAL 184 ROOMS AREA UNDER ROOF 4.40 ACRES	191,838 SQ. FT

POOL SIDE

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Pool located in the back of the hotel

- 3 entrances to the pool; 1 front & 2 rear
- Pools dept range from 3 ft. to 6 ft.
- Rear of pool is a 4 ft. waterfall
- Tennis court and bar compliments poolside
- Pool guest services provided
- Hotel rooms on both sides and tennis court on the left

VILLAS

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VILLAS LOCATED AT REAR OF XANADU

- 3 two tier villas
- Surrounded by The Marina & Tennis Court
- Fully air-conditioned Rooms
- Kitchen, Living Room, 2 Bathrooms, out door Jacuzzi
- Card Key entrance

DOCKING

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Canal Tower View

DOCKS LOCATED VERY REAR OF XANADU

- Port of entry
- 75 slips
- Two boats per loading dock
- 2 miles from the ocean
- 4 holding holds per yacht/boat
- Located in the front of 3 villas

TOWER inside

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Lobby Entrance View



Front Desk

1950 European design, marble, mahogany, and antique furniture

TOWER lobby

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Lobby Entrance View



Lobby Bar View

1950 European design, marble, mahogany, and antique furniture

TOWER bar

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BAR LOCATED REAR OF LOBBY

- 1950 European design, marble, mahogany, and antique furniture
- 12 person bar
- Over head wine glass holder
- 1 washing sink
- 1 ice cooler
- Bar adjacent to restaurant and social room
- Wireless Internet access and cable port

TOWER outside

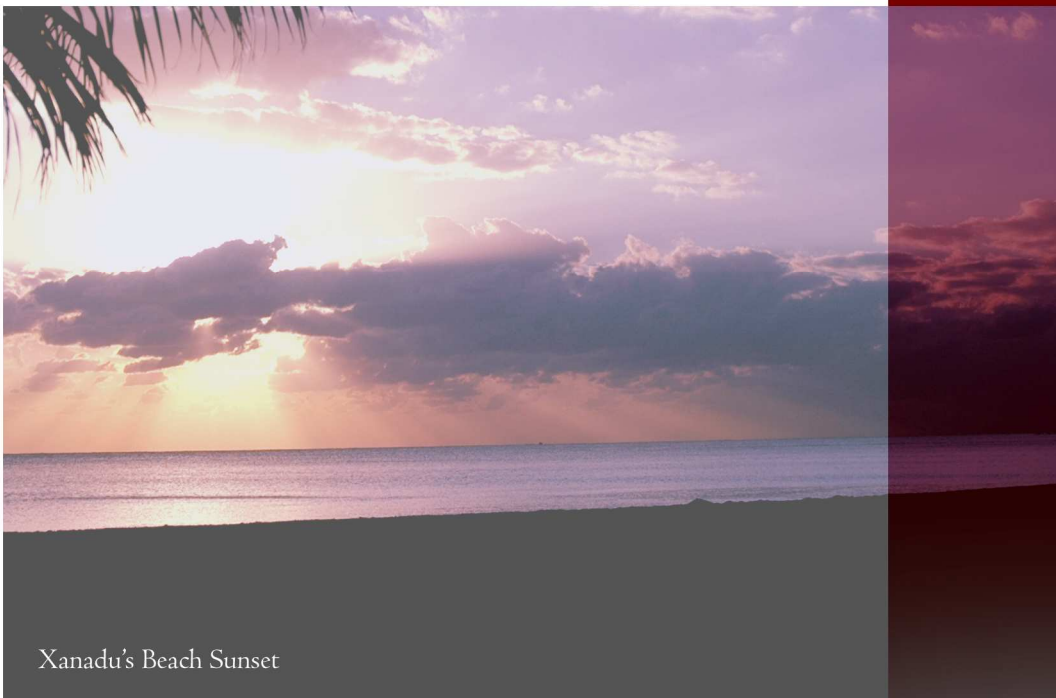
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FRONT AND REAR VIEW TO THE TOWER

BEACH

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804' of Private Beach, private Bar and Snack Bar area

GYM

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Xanadu Gym Back View



Xanadu Gym Front View

Modern gym facility, located in the Tower Lobby, two TV ports, canal view, and over 12 exercising machines