

# Bamboo Island Estate

## **The Island;**

For the discriminating few who demand the best life has to offer. Bamboo Island Estate is 12+- acres of pure Oceanfront living! Located in the Tropical setting of the Florida Keys. Overlooking the Atlantic Ocean, just minutes from the World famous Looe Key, part of Americas only living Coral Reef. The crystal clear water of the Keys offers some of the best snorkeling, diving, sport and flats fishing in the World.

**Latitude; 24.37758**

**Longitude; -81.02056**

**Nothing says Privacy...  
like your own Private Island!**

Unlike many Private Islands, this Island Estate affords you complete privacy without giving up civilization. Visit an exquisite island restaurant or luxury spa one island away at Little Palm Island. Dock to dock in less than five minutes. And with Key West less than thirty minutes, offering endless options of Fine Dinning, Art, Museums, Nightlife and a World famous Sunset. Easily accessible from the mainland, a ten-minute ride by motor launch from your Private shore station with concrete seawall, twelve hundred square foot Guesthouse with enclosed concrete parking garage. Or if you desire, you can fly to the Island by helicopter

from Key West International or Marathon Airport in ten minutes and Miami International in under thirty minutes. With the number of Private Islands becoming increasingly rare, don't let this one fly by.

**About the Island;**

A large internal boat basin provides protected effortless dockage, with ample space for multiple docks and boats. The Island consists of two partials, Lots 1 and 3 (there is NO lot 2 on the island). Lot 1 is 7 acres and is property class code 08-multifamily less than 10 units. Lot 3 is 4.25 acres and is property class code 00-vacant residential. With a Main house and a Guesthouse already on the Island there is no waiting to remodel or build new. The Islands current zoning lends itself well for a Private Residence Club or a Luxury Fractional Ownership project. Or it could be maintained as an Exclusive Private Island Estate.

**Islands through out history have never decreased in value and have produced some of the largest gains of any investments. So why not invest in this Island Estate that will give you as much return in enjoyment as it does in profits.**

**Asking Price \$17,000,000.00 US**

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