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# LITTLE PIPE CAY

EXUMAS, BAHAMAS

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LOCATION

Address	Little Pipe Cay, Exumas
Country	Bahamas
Latitude	24.2326936
Longitude	-76.5012846

GENERAL

Land Size	38 acres
Property Size	25,000 sf
Total Guests	22
Total Staff	13

ACCOMMODATION

Houses	5
Bedrooms	11
Bathrooms	14

AMENITIES

Outdoor Pool
Outdoor Jacuzzi
Spa Room
Gym
Bar
Chapel
Helipad

OTHER FEATURES

Personal Laundry
Golf Carts
WiFi
Air Conditioning
Apple and Direct TV
Bluetooth Speakers

WATER ACTIVITIES

Day Boat
Jet Skis
Kayaking
Paddleboarding
Scuba Diving
Snorkeling
Sailing

LAND ACTIVITIES

3 Private Beaches
Volleyball
Badminton
Cycling
Personal Training



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# INTRODUCTION

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# THE EXUMAS, **BAHAMAS**

The chain of 365 cays connected with various shades of blue water are called The Exumas. The Exumas island chain is divided into three major areas: Great Exuma, Little Exuma, and the Exuma Cays. The stunning archipelago is a district of the Bahamas and is considered for the one of the most luxurious destinations.

The Exumas are home for the free foot-print beaches, undiscovered caves, colorful coral reefs and all surrounded with the saffire blue water which presents the perfection for yachting, sailing, diving. No matter which island you choose to visit you will find yourself in the middle of the beautiful surroundings filled with breathtaking views and landscapes.

Step off your plane in Nassau and embark on a quick 30-minute seaplane or helicopter ride to the Island.

Flight duration:

- New York – Nassau 3 hours
- Los Angeles – Nassau 7 hours
- London – Nassau 10 hours

Key items:

- Dialing code +1 (242)
- Currency BSD – Bahamian Dollar
- Power Outlets 120 Volts, 60Hz



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# THE ISLAND

Described as the "crown jewel of the Exumas", Little Pipe Cay is one of the Bahamas top private islands. Imagine dipping into the crystal clear azure water from your private pontoon, or hopping on to your yacht to explore nearby islands where the only footprints will be your own.

The Island's name may have 'little' in it, but that couldn't be further from reality. There are a number of thoughtfully positioned houses and cottages which spread across the island for principal, family or guest users. No matter where you perch yourself, you'll be surrounded by incredible seascape views and pristine private beaches.

This freehold private island, 70 miles southeast of Nassau, was uninhabited until its current owners acquired it 15 years ago. Through the years, they've moulded this picturesque island, and built five plantation-style houses dotted among the palms, with views over four private, pristine white sand beach.



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# EXUMAS ISLAND OWNERS





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# GETTING THERE



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# GETTING **THERE**

## HELICOPTER FROM NASSAU **SIKORSKY 76D**

The excitement of being thousands of feet up in the sky can be surpassed only by the view getting from the Heli Charter while flying above the most impressive landscapes of the deep blue sea. Helicopter rides offer some of the most enjoyable and exhilarating time in the air you could hope for down here.



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# GETTING **THERE**

## SEAPLANE FROM NASSAU **CARAVAN**

Seaplane allows you to cross the beautiful turquoise sea and land right from the sky to the white sandy beach. This unique experience is a great way to start your special vacation on Little Pipe Cay.

Maximum capacity: 8 people



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# GETTING **THERE**

## PLANE FROM FLORIDA **GRAND CARAVAN**

If you wish to feel comfort and satisfaction while flying over the Caribbean Sea, then this plane is the right ride for you. This plane is a 9-seater, departing Fort Lauderdale and arriving at Staniel Cay, which is 15 minutes away from the island by a boat ride upon arrival.

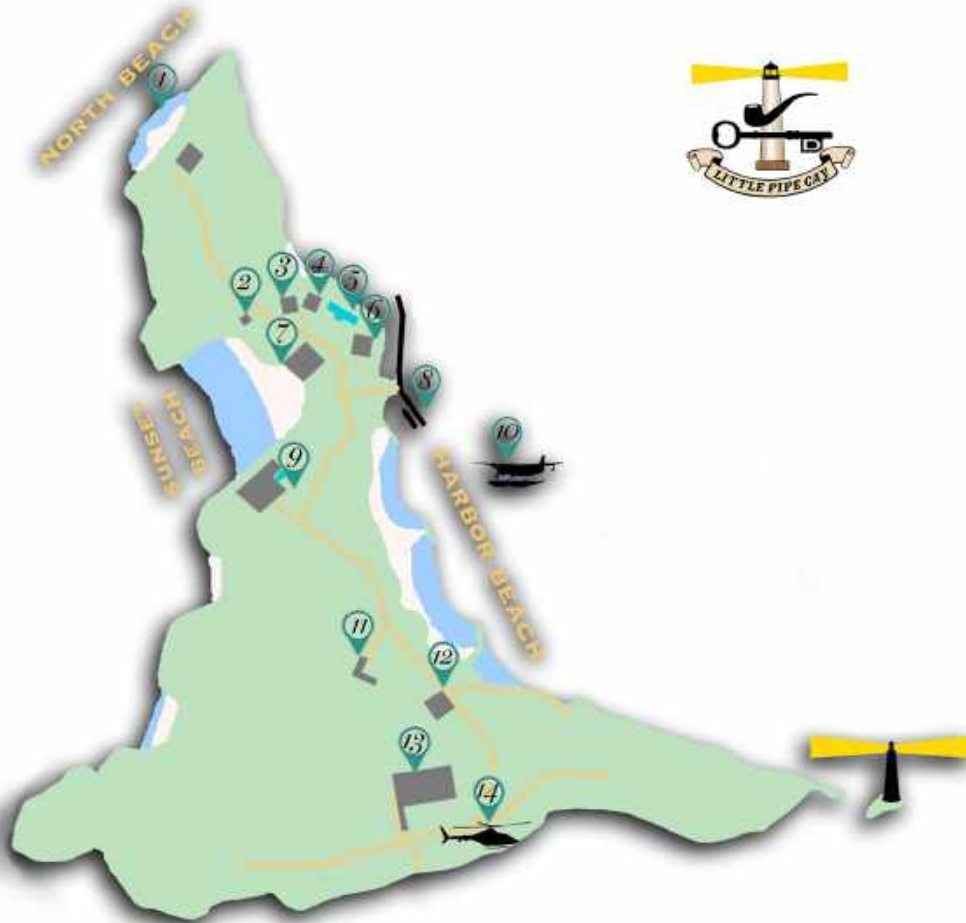




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# THE ISLAND

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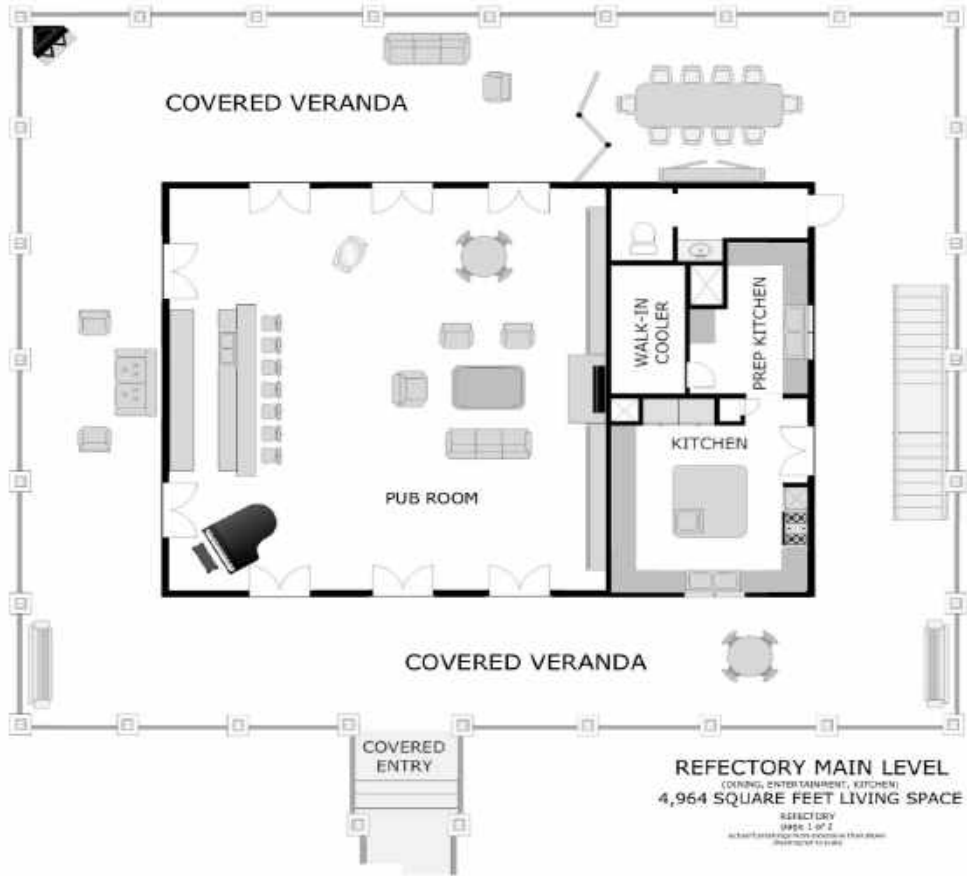


1. BEACH COTTAGE
2. CHAPEL
3. SEAGRAPE COTTAGE
4. BUTTONWOOD COTTAGE
5. INFINITY POOL
6. HARBOUR MASTER COTTAGE
7. REFECTORY
8. MARINA
9. MANOR HOUSE
10. SEAPLANE DOCK
11. LANDSCAPING
12. SEA BARN
13. VILLAGE / UTILITY
14. HELICOPTER PAD

BEDROOM **BREAKDOWN**

BEDROOM	LOCATION	BED SIZE	BATHROOM
Bedroom 1	Manor House	1 King Bed	Ensuite
Bedroom 2	Manor House	1 King Bed	Ensuite
Bedroom 3	Manor House	1 King Bed	Ensuite
Bedroom 4	Harbour Master	1 Queen Bed	Ensuite
Bedroom 5	Harbour Master	1 Queen Bed	Ensuite
Bedroom 6	Beach Cottage	1 Oversized Queen Bed	Ensuite
Bedroom 7	Beach Cottage	1 Oversized Queen Bed	Ensuite
Bedroom 8	Buttonwood	1 Queen Bed	Ensuite
Bedroom 9	Buttonwood	2 Twin Beds	Ensuite
Bedroom 10	Sea Grape	1 Queen Bed	Ensuite
Bedroom 11	Sea Grape	2 Twin Beds	Ensuite

















**REFECTORY BEACH LEVEL**  
(GYMNASIUM, SPA, STORAGE)  
**3,964 SQUARE FEET LIVING SPACE**

REFECTORY  
PAGE 2 OF 2  
NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE APPROXIMATE.  
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.





# REFECTORY BEACH VERANDA

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# REFECTORY BEACH DINING

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MANOR HOUSE  
(OWNERS RESIDENCE)  
5,330 SQUARE FEET LIVING SPACE  
MANOR HOUSE  
page 1 of 1  
actual furnishings more extensive than shown  
drawing not to scale

# MANOR HOUSE MASTER BEDROOM

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HARBOUR MASTER  
(OVERLOOKING THE MARINA)  
2,025 SQUARE FEET LIVING SPACE  
HARBOUR MASTER  
page 1 of 1  
actual furnishings may vary from those shown  
showing not to scale



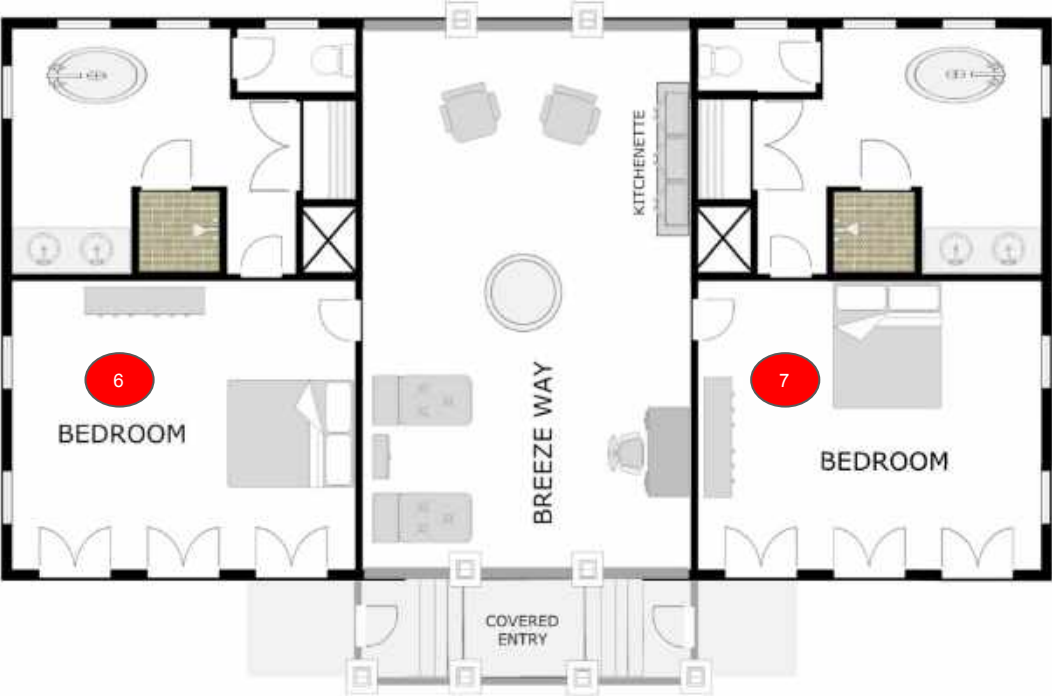


# HARBOUR MASTER **BEDROOM 5**

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BEACH COTTAGE  
(PRIVATE BEACH)  
1,920 SQUARE FEET LIVING SPACE  
BEACH COTTAGE  
page 1 of 1  
actual furnishings more extensive than shown  
drawing not to scale





BEACH COTTAGE **BEDROOM 6**

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BUTTONWOOD  
(OCEAN VIEW)  
928 SQUARE FEET LIVING SPACE  
BUTTONWOOD  
page 1 of 1  
actual furnishings more extensive than shown  
drawing not to scale



# BUTTONWOOD QUEEN **BEDROOM 8**

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# BUTTONWOOD TWIN **BEDROOM 9**

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SEA GRAPE  
(OCEAN VIEW)  
928 SQUARE FEET LIVING SPACE  
Sea Grape  
page 1 of 1  
actual furnishings more extensive than shown  
drawing not to scale





# SEA GRAPE TWIN **BEDROOM 11**

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# YOUR TEAM

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# TEAM STEWARDS & CONCIERGE

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SILVIA  
Head Steward



PETER  
Steward



BRITTANY  
Steward



PARIS  
Steward



MILICA  
Concierge



ROMERO  
Head Chef



RAVELL  
Sous-Chef

# TEAM **HOUSEKEEPING & ENGINEERING**

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ERIK  
Engineering



BRIAN  
Engineering



SHANIQUE  
Housekeeping



DONNELL  
Housekeeping





FRIMANCE  
Landscaping



WILLY  
Landscaping

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# FOOD AND BEVERAGE

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# FOOD AND **BEVERAGE**

## BREAKFAST

To begin your day on the Island, our Chef prepares an extensive breakfast menu for you. It includes a bakery basket, jams, jellies, seasonal fruits, granola parfaits and grilled accoutrements. Additionally, the Chef offers breakfast specialities: 6 types of egg dishes, 9 breakfast bowls, 6 types of pancakes and waffles, 4 types of bagels and 6 gluten free options.



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# FOOD AND **BEVERAGE**

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## LUNCH

After spending your mornings on the breathtaking beach or exploring in and around the Island, our Chef has many options prepared for your lunch break. These include a Greek lunch menu, a British classic, Cajun, pizza/pasta lunch, a gastro style lunch, an afternoon BBQ lunch, a Mexican fiesta, a South American menu, a Southeast USA option, and a Caribbean menu.



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# FOOD AND **BEVERAGE**

## DINNER

Whether you are looking for a casual dinner by the beach, or a formal dinner inside, the Chef has plenty of options prepared for you. Among others in his extensive list, he offers a Caribbean dinner menu, an Italian menu, a Greek inspired option, a special wine tasting dinner, an American steakhouse option, and many others to enjoy your extraordinary experience.

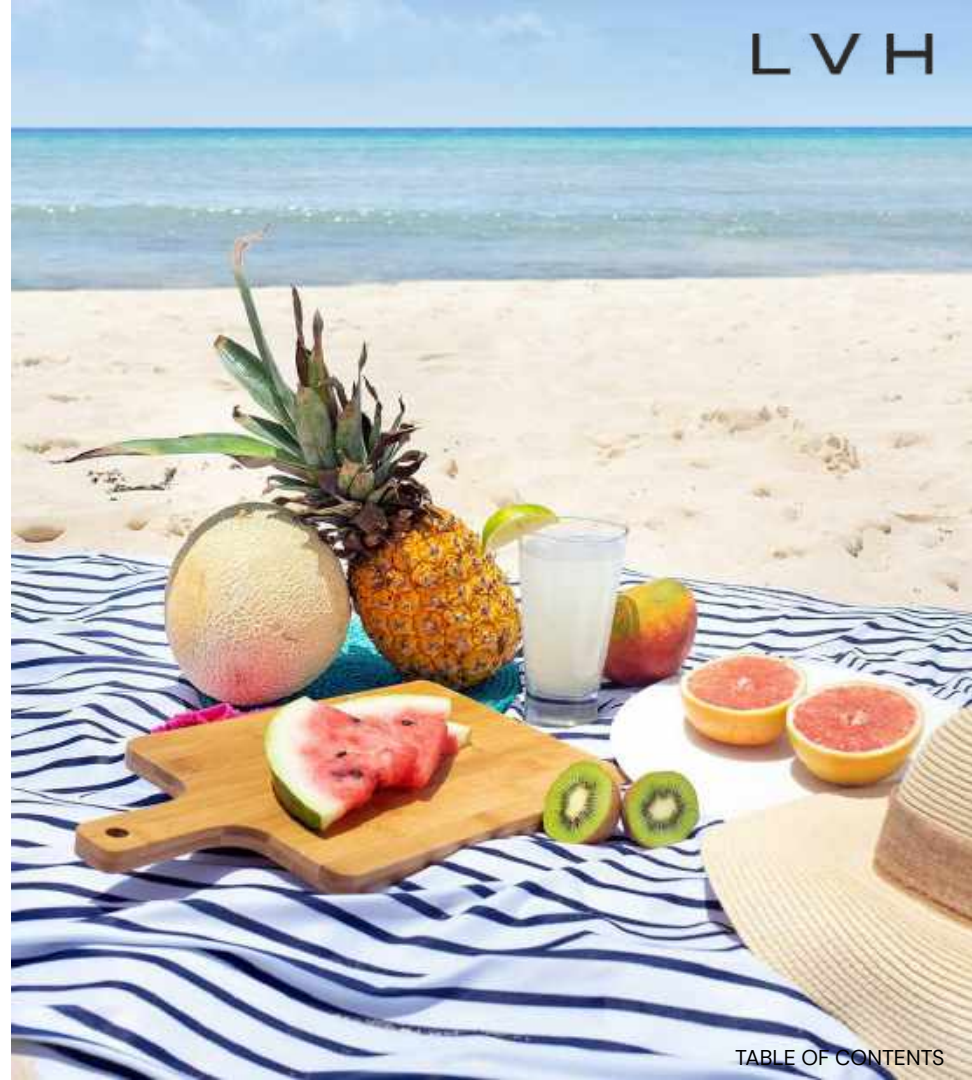


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# FOOD AND **BEVERAGE**

## PICNIC

If you are up to something more adventurous and you wish to explore nature more closely while enjoying the taste of food, here you have it! Our chef will prepare for you tasty meals taken from a menu including: cheese, smoked cured meat, pickled carrots and celery, chutney, toasted baguette or cheese board and antipasti.



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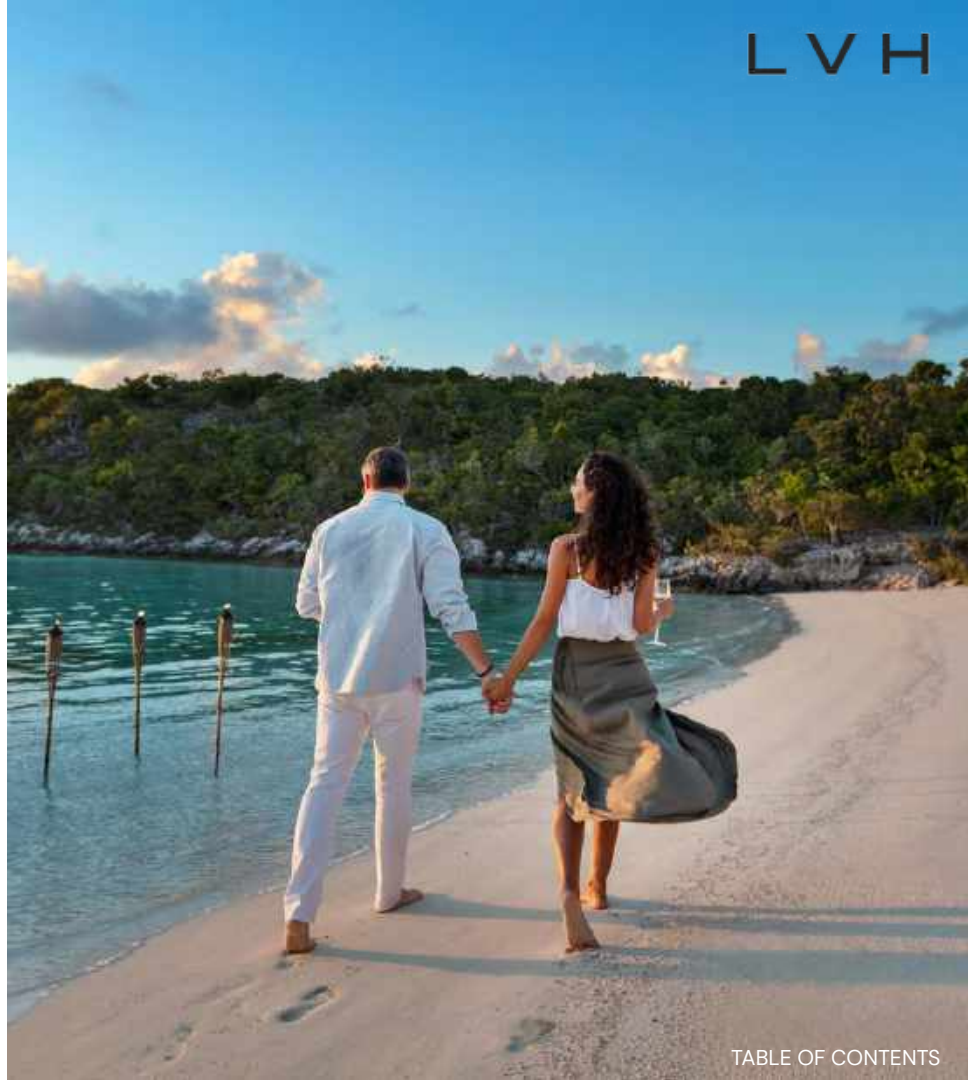
# EXPLORING THE ISLAND

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# EXPLORING **THE ISLAND**

## WALKING **TOUR**

Start exploring the island barefoot on the beach, feel the powder sand on your feet or just walk through the dock to watch the beautiful wavy sea, you can even explore the green nature by walking on the trails and just experience the whole island.



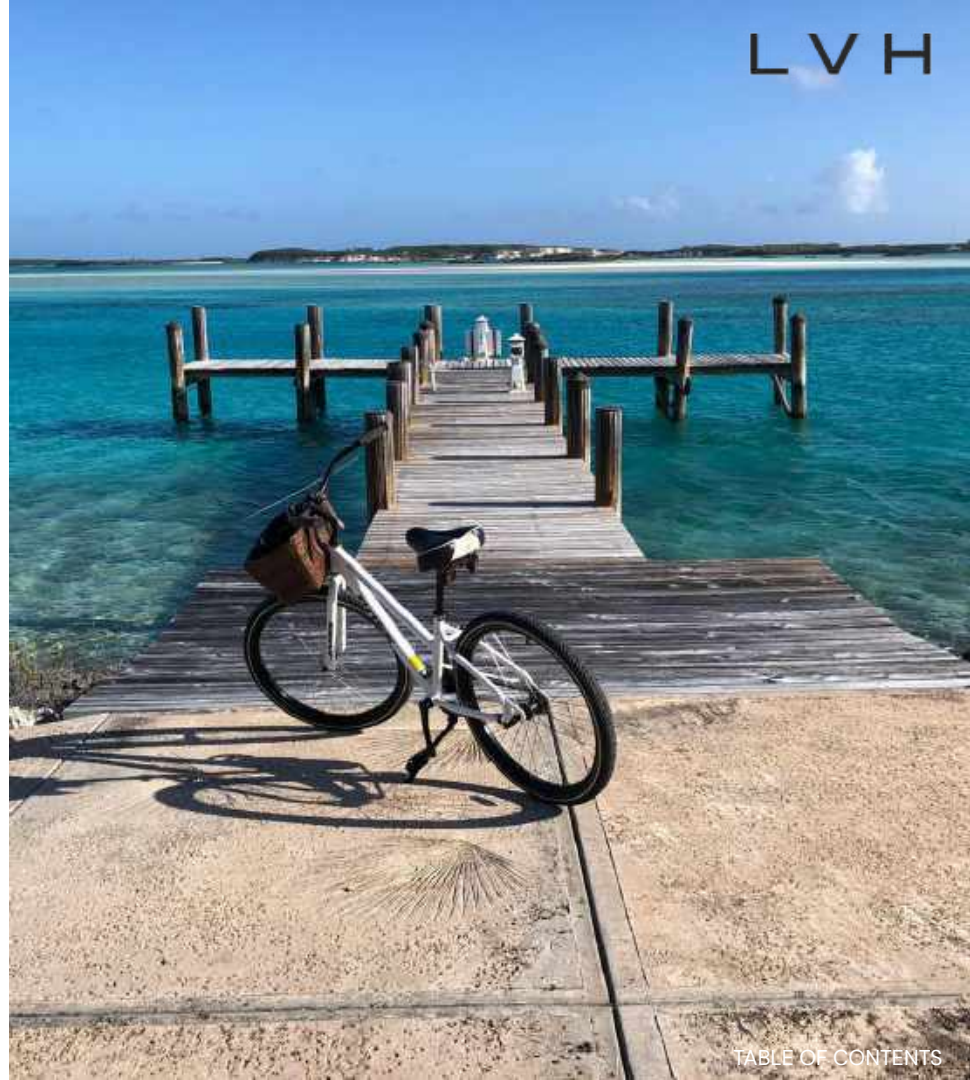
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# EXPLORING **THE ISLAND**

## BICYCLE **TOUR**

The best way to explore every secluded corner of the island will be by riding a bike. The long shores of the island will give you a stunning view and a great experience. You can get to every dock, beach, and cave on the island easily. Just like a glass of a refreshing cocktail, this experience will make you forget the stress of everyday life.



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# EXPLORING **THE ISLAND**

## GOLF **CARTS**

There are also golf carts available for use to explore every little corner of this beautiful Island. If you are looking for practicing some golf swings, the Island offers a driving range and portable greens from where you can shoot the golf balls into the water. Golf balls are eco friendly - once they land into the ocean, they become fish food!



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# LAND AND ACTIVITIES

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# LAND **ACTIVITIES**

## HARBOR **BEACH**

The calm breeze coming from the East will give you great motivation to try the activities this fantastic beach is offering. You can either play volleyball or just kayak to a Sandbar right in front of this stunning place. If you choose to enjoy just the turquoise water and beautiful sand, don't worry, the Harbour beach will not disappoint you.





## LAND **ACTIVITIES**

### SUNSET **BEACH**

West Beach, a place where the sun gently sets into the sea and leaves behind traces and colors of warm spectrum, is a great place for trying stand up paddleboarding. It is also a relaxing destination where you could sit beside the night fire and stargaze the amazingly clear sky.



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# LAND **ACTIVITIES**

## NORTH **BEACH**

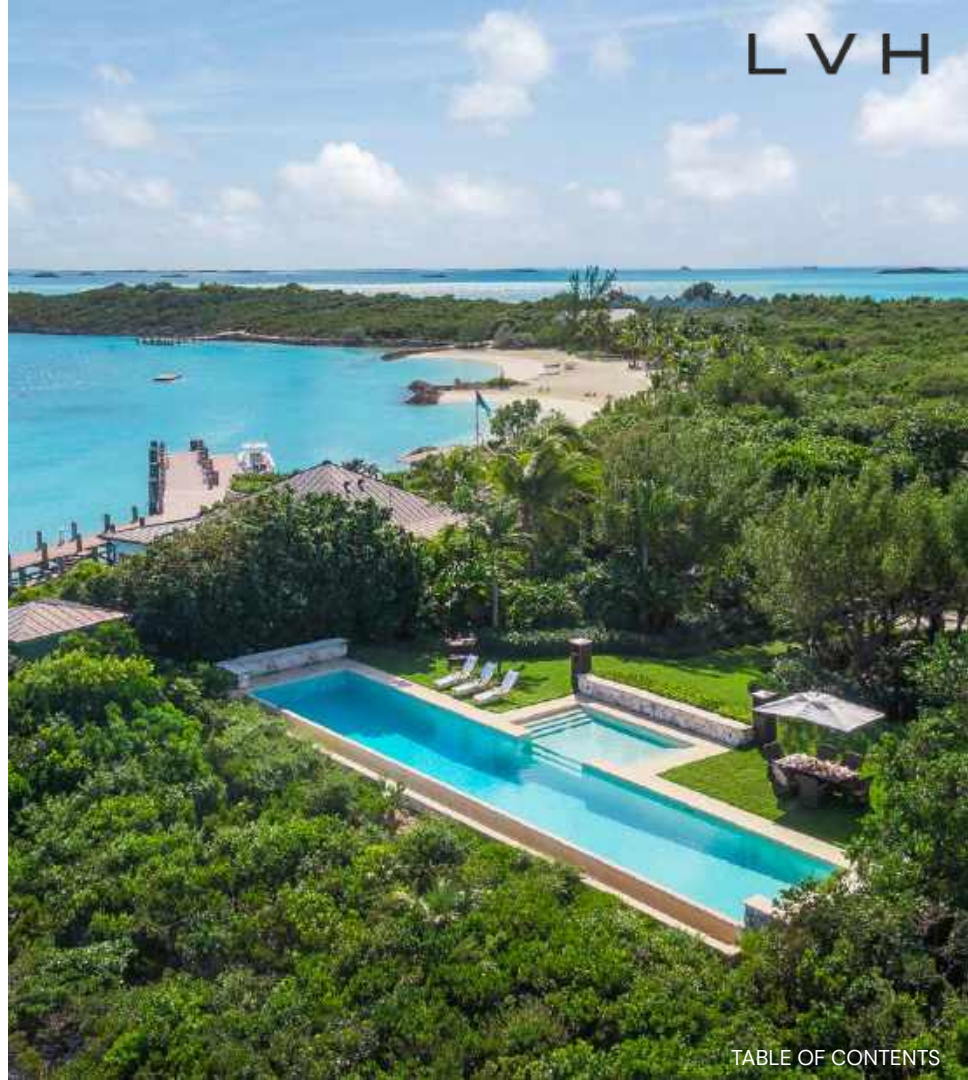
The raw beauty of the island secluded enough to spring in mind the idea of paradise. The contrast of the clear blue water with the stunning white sand beach will take your breath away.



# LAND **ACTIVITIES**

## OLYMPIC SIZE **SWIMMING POOL**

If you wish to swap some salty seawater with freshwater, this island offers you an olympic size freshwater pool. Dive in and forget all your problems while swimming with an outstanding view on the island and the nature around it.

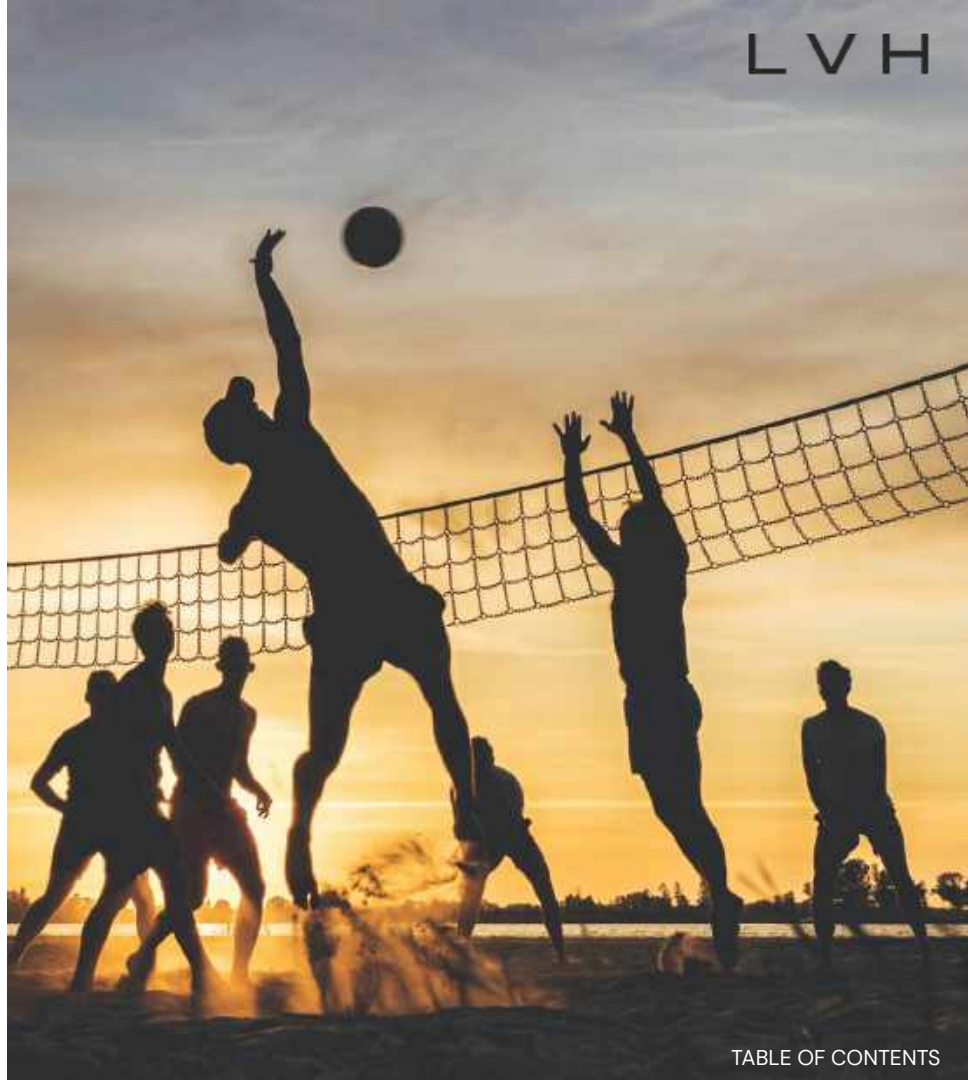




## LAND **ACTIVITIES**

## BEACH **ACTIVITIES**

Feeling sporty and want to get moving during your vacation, this island offers so much for you! Apart from the beach volleyball court, you can also enjoy the following activities: badminton, horseshoes game, bocce ball and many others. Once the sun starts going down, it is a perfect spot to end your beach day before getting ready for dinner with your family or friends.



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## LAND **ACTIVITIES**

### PRIVATE **CHAPEL**

Among other things, the island also has a private chapel. If you ever need some time to yourself, away from friends and family who are sharing this island with you, the chapel is a perfect place to go to.



# LAND **ACTIVITIES**

## PERSONAL **TRAINING & GYM**

The Island represents a perfect place for a workout – it is peaceful and private. Whether you like indoor or outdoor workouts, the Island offers both. There are 3 beaches where you can have your outdoor workout, and there is an inside gym for indoor workouts. The gym is well equipped and has a SPA room right next to it in case you are up for a massage afterwards. Personal training sessions are available upon request too!





## LAND **ACTIVITIES**

### SPA AND **MASSAGE**

Fulfill your holiday with a relaxing, stress-relieving massage. The time you choose will be completely and fully dedicated to you. The moment of complete relaxation will give both your body and mind special lively energy to continue your adventure on your island.



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# WATER ACTIVITIES

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# WATER **ACTIVITIES**

## VENTURE 34 **BOAT**

The Island offers you plenty of water activities – one of them being the Venture 34 boat. The boat comes with a captain and is available for you to use at any time! It is perfect for cruising around the island while suntanning or simply enjoying the beautiful crystal-clear azure water view.



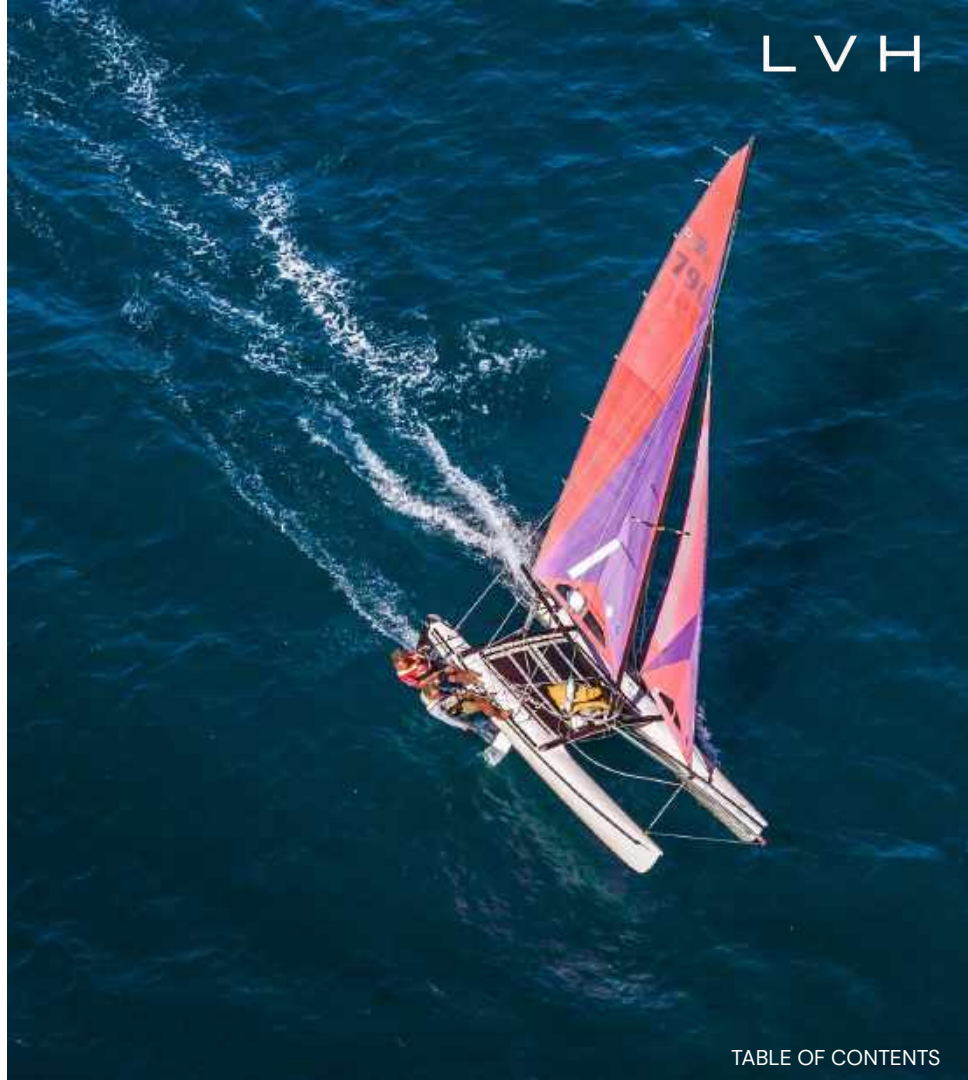
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# WATER **ACTIVITIES**

## SAILING

With countless bays and wonderful breezes, the Bahamas is a world-class destination for sailing. The Bahamas offers one of the world's largest barrier reefs, a quarter of the world's coral lying just beneath the surface, white sandy beaches and crystal-clear waters, these islands are a favourite among families and experienced crews.



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# WATER **ACTIVITIES**

## JET **SKI**

If you like a little adrenaline, you'll be pleased that jet skiing is a classic water sport in the Bahamas. The Island has 2 jet-skis for enjoying beautiful private beaches. With spacious bays and shallow waters, you'll be able to zoom around and see the rugged shores and beautiful beaches from the sea. It's not only for the faint-hearted because trust that once you get up to speed, you'll never look back.

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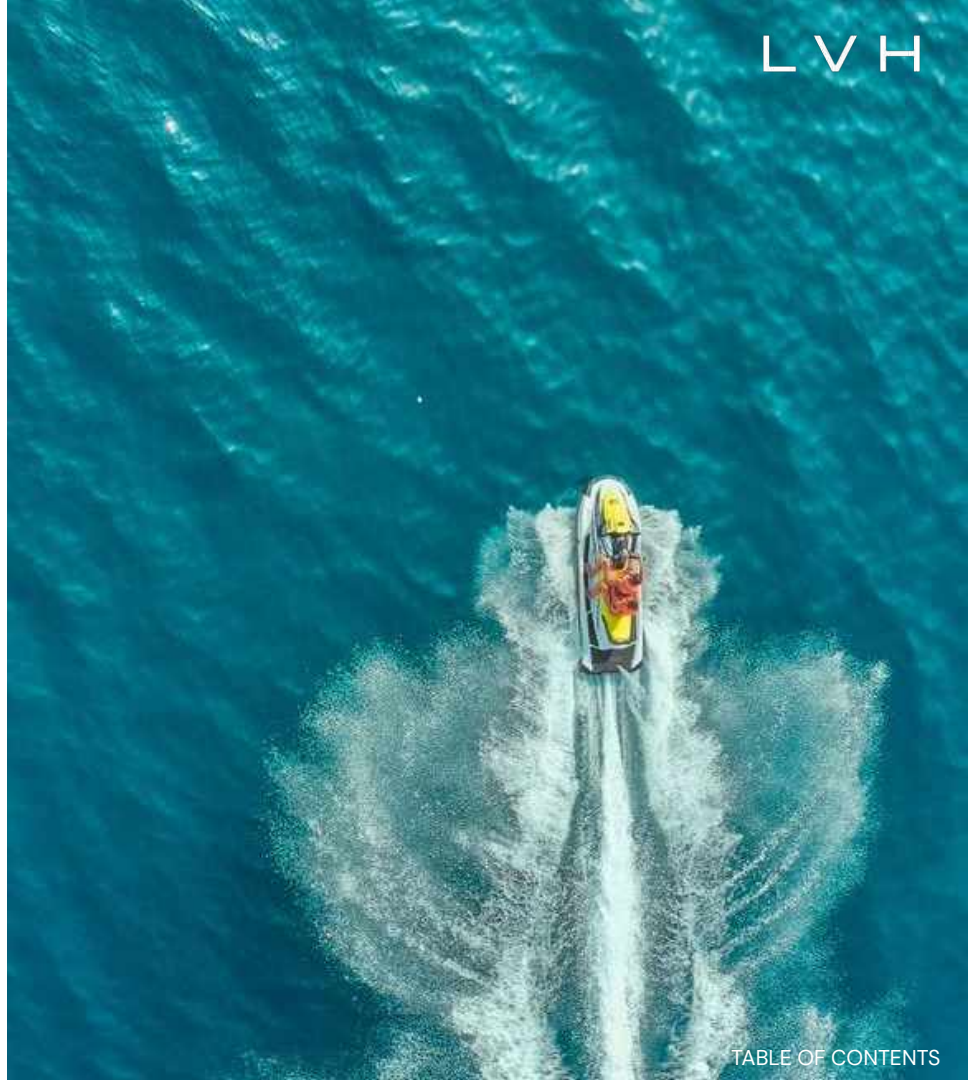


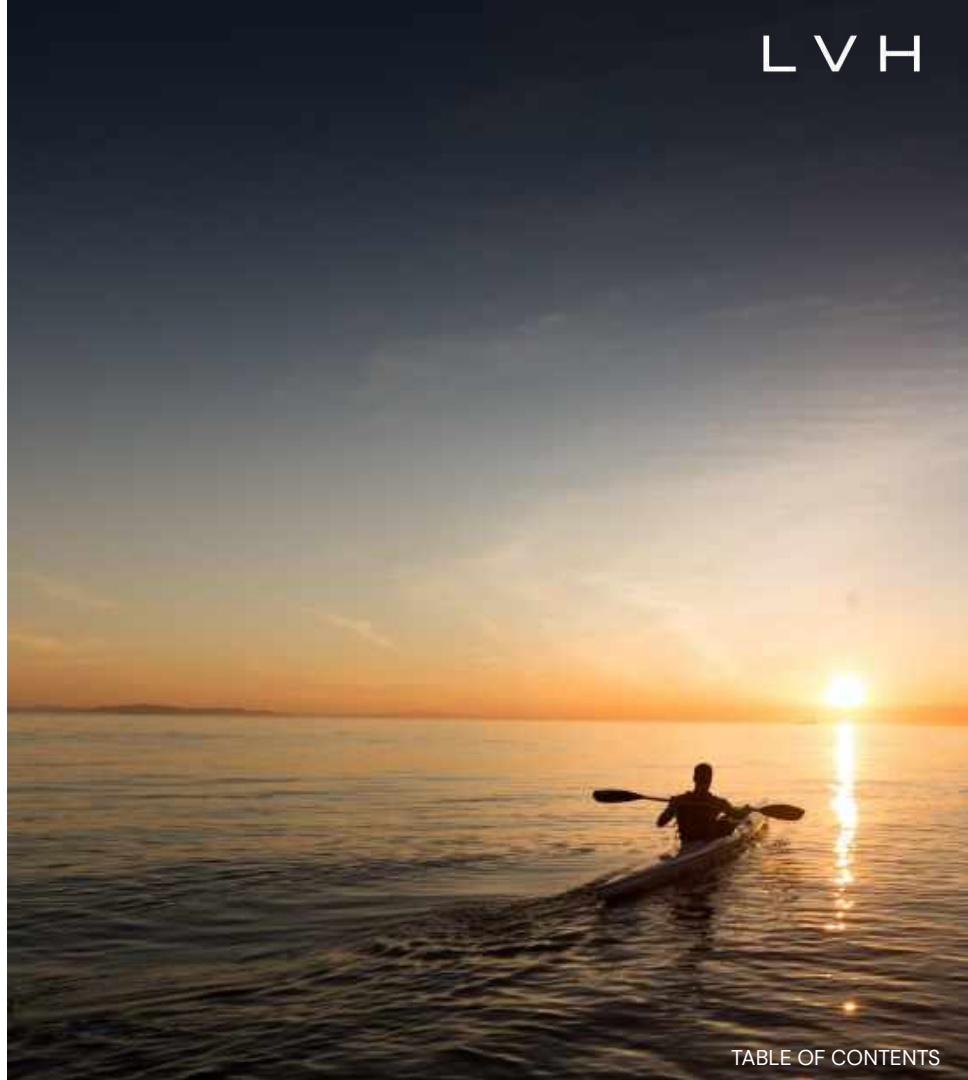
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# WATER **ACTIVITIES**

## OCEAN **KAYAKS**

Kayaking is a fun and relaxing way to get out on the water in the sunshine. The Island offers 4 kayaks so it's easy to hop in and paddle off. Even if you've never kayaked before, you'll be in a safe place thanks to the calm waters and beautiful conditions that the Bahamas is famous for.

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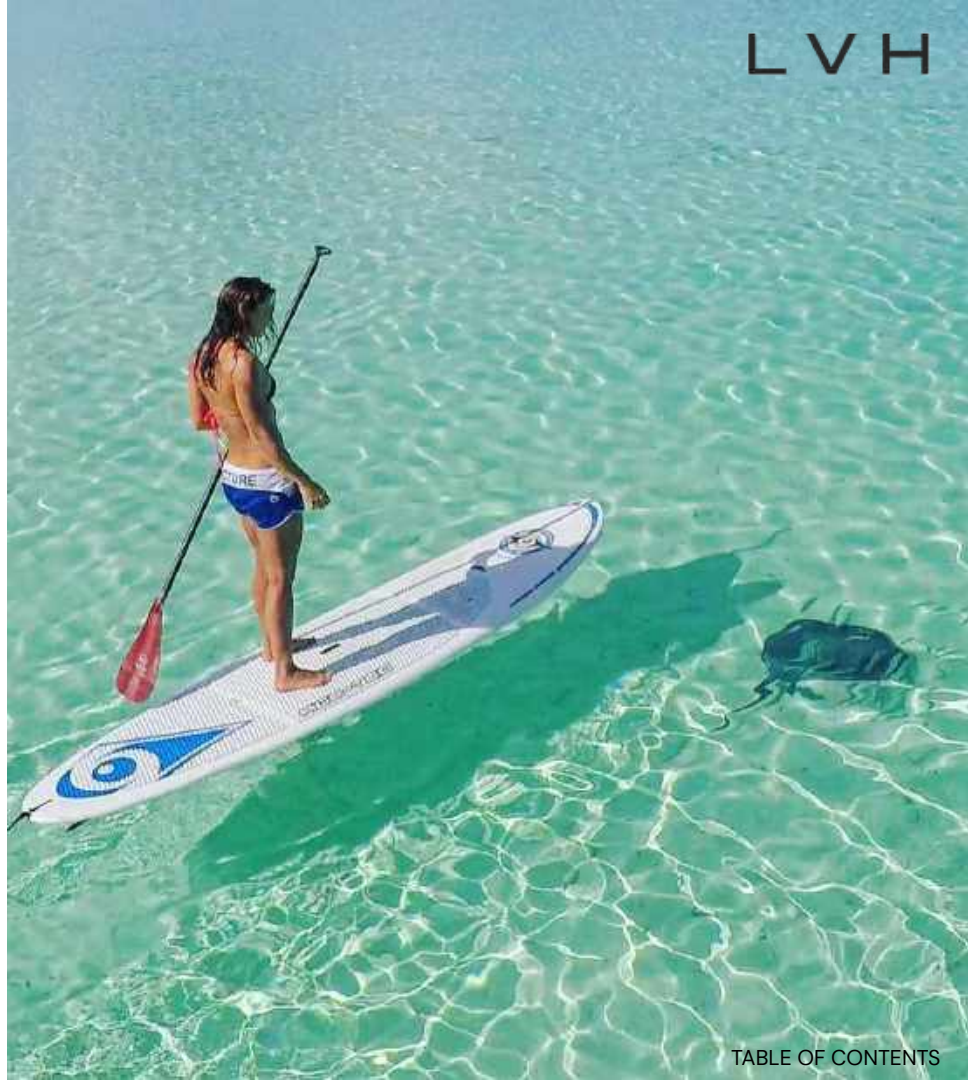
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# WATER **ACTIVITIES**

## PADDLEBOARDING

Take the opportunity during your holiday to learn a new skill! Besides kayaking, sailing, scuba diving and snorkeling, the Island has paddle boards available for use as well. Drift off alone or with your friends and family and enjoy the clear waters in the most unique way.



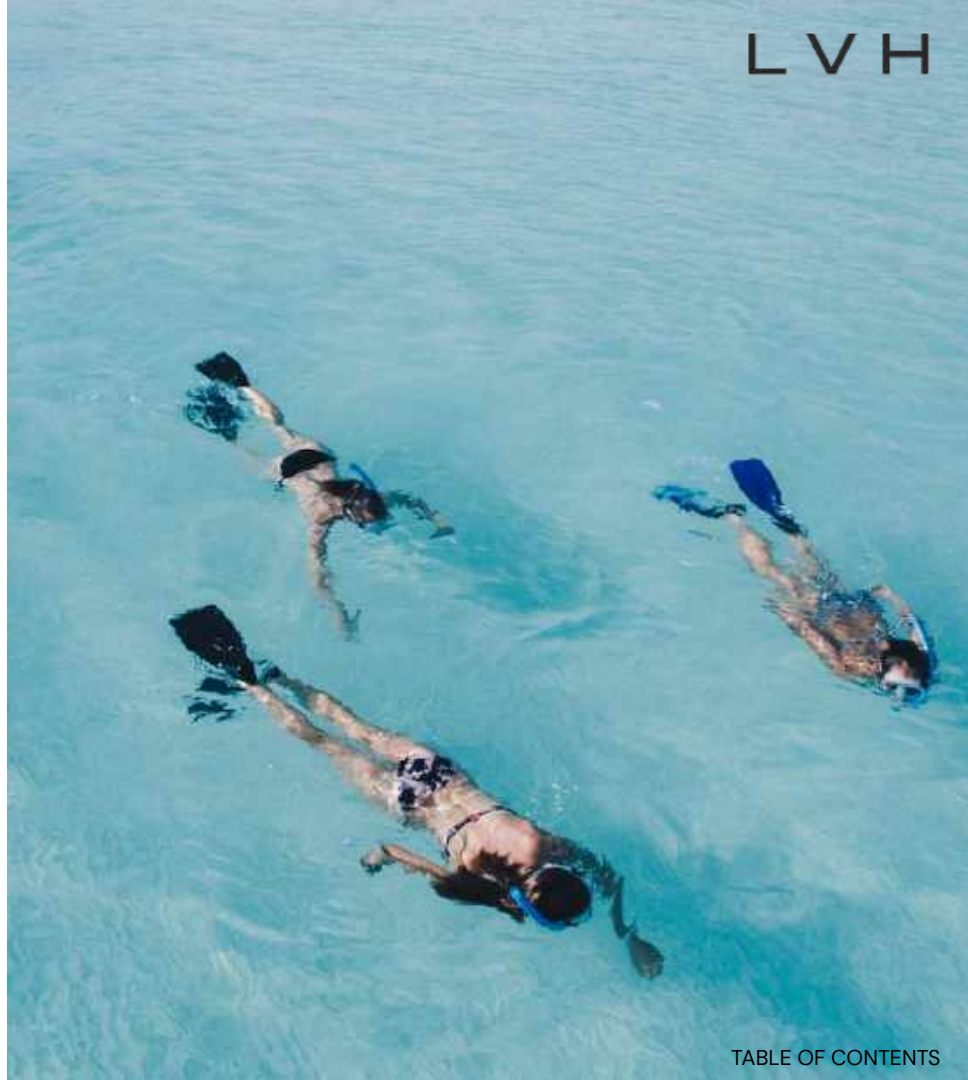
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# WATER **ACTIVITIES**

## SNORKELING **GEAR**

Whether you've snorkeled all over the world or are a total beginner, you'll love snorkeling in the Bahamas. With warm water all year round, you'll discover a mixture of pure white sand and coral outcrops. You can snorkel right from the beaches or a boat, and there's no wetsuit required. The Island provides all the gear so you can get the most out of your experience!



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# WATER **ACTIVITIES**

## SCUBA **DIVING**

With deeper wrecks, blue holes, and underwater caves, there's plenty to explore for scuba divers. You can rent equipment or take a scuba course and see the extraordinary marine life under the sea. The Bahamas has some beautiful reefs teeming with brightly colored fish and even the odd friendly shark. You'll be able to go much deeper than if you were snorkeling and see fish that rarely come to the surface, now who would want to miss that?



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An aerial photograph of a yacht moving through deep blue water, leaving a large, circular, white wake. The yacht is visible at the bottom right of the circular wake. The text 'LVH' is centered at the top of the image.

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# YACHT CHARTERS

A decorative graphic consisting of a series of parallel, diagonal white lines forming a rectangular shape in the bottom left corner of the page.

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# YACHT **CHARTERS**

## 82' SUNSEEKER

For anyone interested in relaxing while cruising around the Bahamian Islands, two yacht charter options are available as well. This 82' Sunseeker 4-cabin yacht will exceed all your expectations! Enjoy while suntanning and overlooking the beautiful crystal-clear azure water.

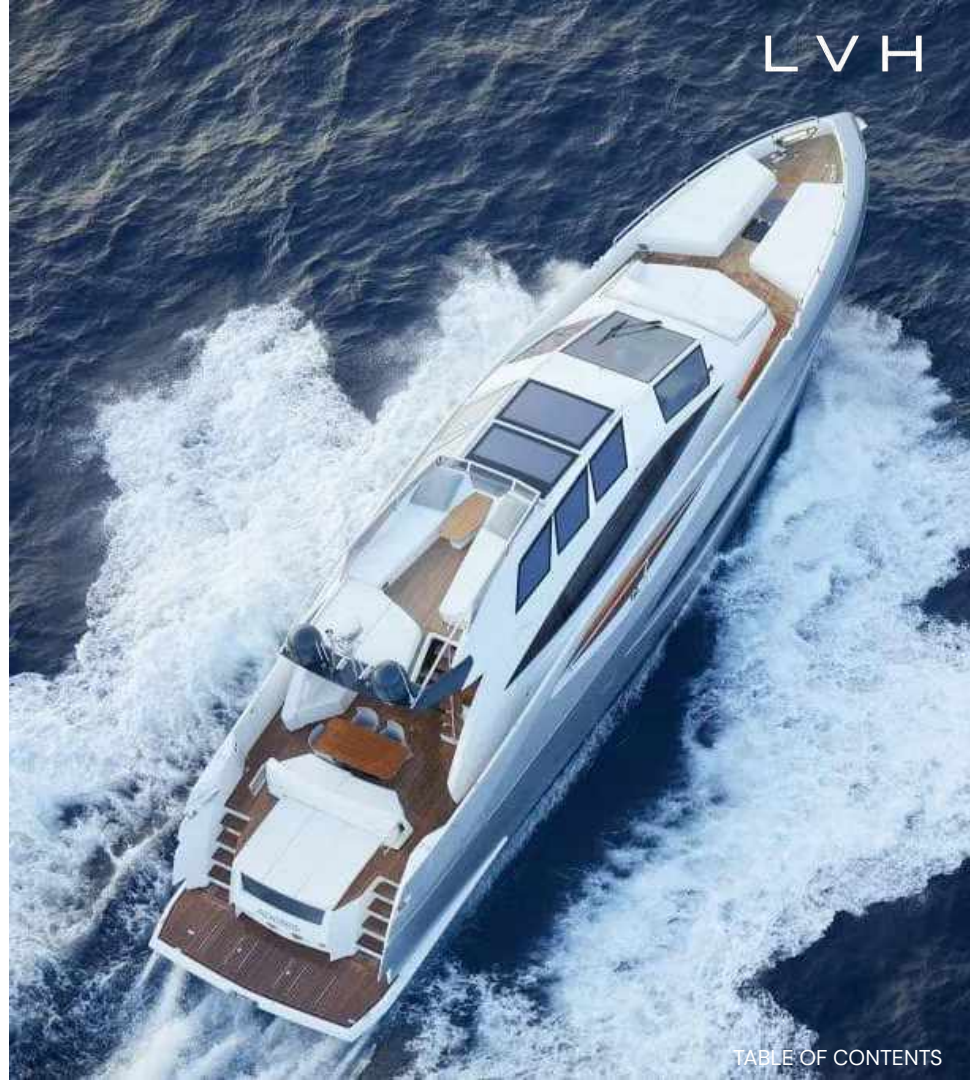




# YACHT **CHARTERS**

## ADONIS 78' **NUMARINE HTS**

Another yacht charter option is magnificent Adonis 78' Numarine HTS. This yacht also offers 4 cabins, has the capacity for 8 guests, and will offer you an experience of a lifetime! Take a day trip off the Island to go cruise around the Bahamas and explore nearby islands where the only footprints will be your own.



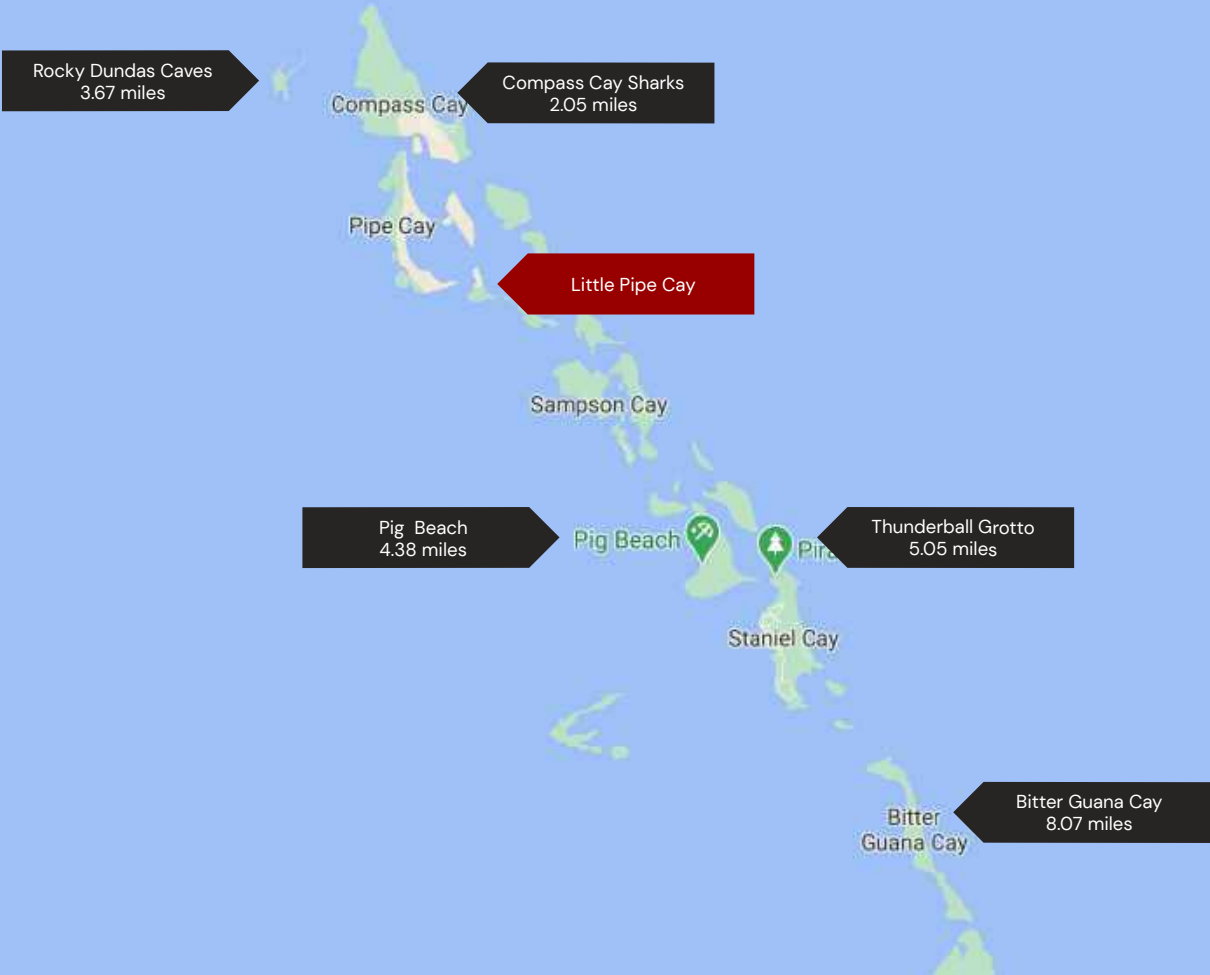
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# DAY TRIPS

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## DAY **TRIPS**

### COMPASS CAY **SHARKS**

Compass Cay swim with sharks is just one of the many experiences you can look forward to in the Exuma Cays. This sub-archipelago in the Bahamas is one of the world's top destinations, and for good reason. The beauty here is simply unparalleled, from pristine beaches to fascinating Land and Sea Parks, the Exuma Cays display all that the Bahamas has to offer.

4 minutes by a boat from the Island



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### BITTER **GUANA CAY**

Bitter Guana Cay (otherwise known as the Iguana Island in the Bahamas) lies on the northern half of a semi-straight line of pristine islands and cays known as the Exuma Cays in the Bahamas. The iguanas on Iguana Island Bahamas are fairly domesticated, just as wildlife on any of the Exuma Cays. They are used to human interaction and, generally, pretty friendly. This species is an endangered breed and that is almost becoming extinct. It is estimated there are only 5,000 left of its kind and the population has decreased by over 50% over the course of the past 60 years.

18 minutes by a boat from the Island

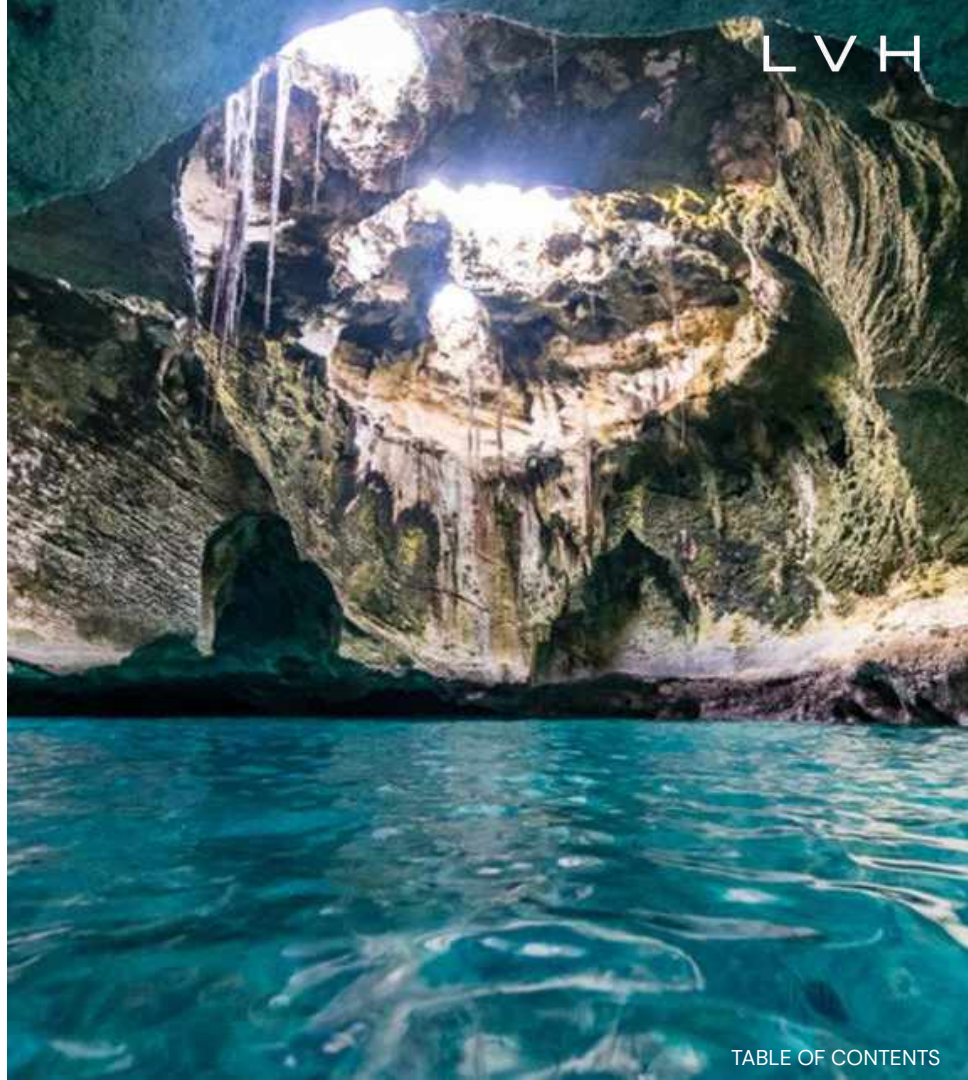


## DAY **TRIPS**

### THUNDERBALL **GROTTO**

Thunderball Grotto is tucked in between two of the most popular destinations in the Bahamas' Exuma Cays, giving the area yet another exciting place to visit. On your way from Staniel Cay to Big Major Cay (Pig Island), you will be treated to a hidden Bahamas surprise! Thunderball Grotto is a unique underwater cave system full of exotic marine life, bright colored coral, and even secret entrances which divers go crazy about. Diving at Thunderball Grotto is considered some of the best in the Bahamas because of the kaleidoscope effect that the sun creates under Thunderball Bahamas' water. So, this experience is truly not to miss.

12 minutes by a boat from the Island



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## PIG **BEACH**

You can wallow in crystal-clear waters almost anywhere in the Bahamas, but only on Big Major Cay can you swim with pigs. Going whole-hog on the tropical island vibe, a family of swine mysteriously appeared on uninhabited Big Major Cay and took up residence on the beach, spending their days basking in the sun and piggy-paddling through the waves. The pigs don't mind if you join them for a dip: in fact, they're likely to sidle right up in search of a snack.

10 minutes by a boat from the Island





## DAY **TRIPS**

### WRECK **EXPLORING**

Did you know that the Bahamas has lots of wrecks? From small aircraft to boats and ships, you can snorkel out to see how fish and lobsters have made wrecks their homes.

2-3 hours by a boat to most popular wreck exploring locations



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## SWIMMING WITH **TURTLES AND DOLPHINS**

Turtles and dolphins are regular guests to the waters around the Bahamas, and you might get lucky by swimming around. In Nassau's Blue Lagoon you can take dolphin swimming tours and meet these friendly, intelligent creatures for yourself. Turtles are common sights for divers and snorkelers alike.

2 hours 20 minutes by a boat from the Island to Blue Lagoon

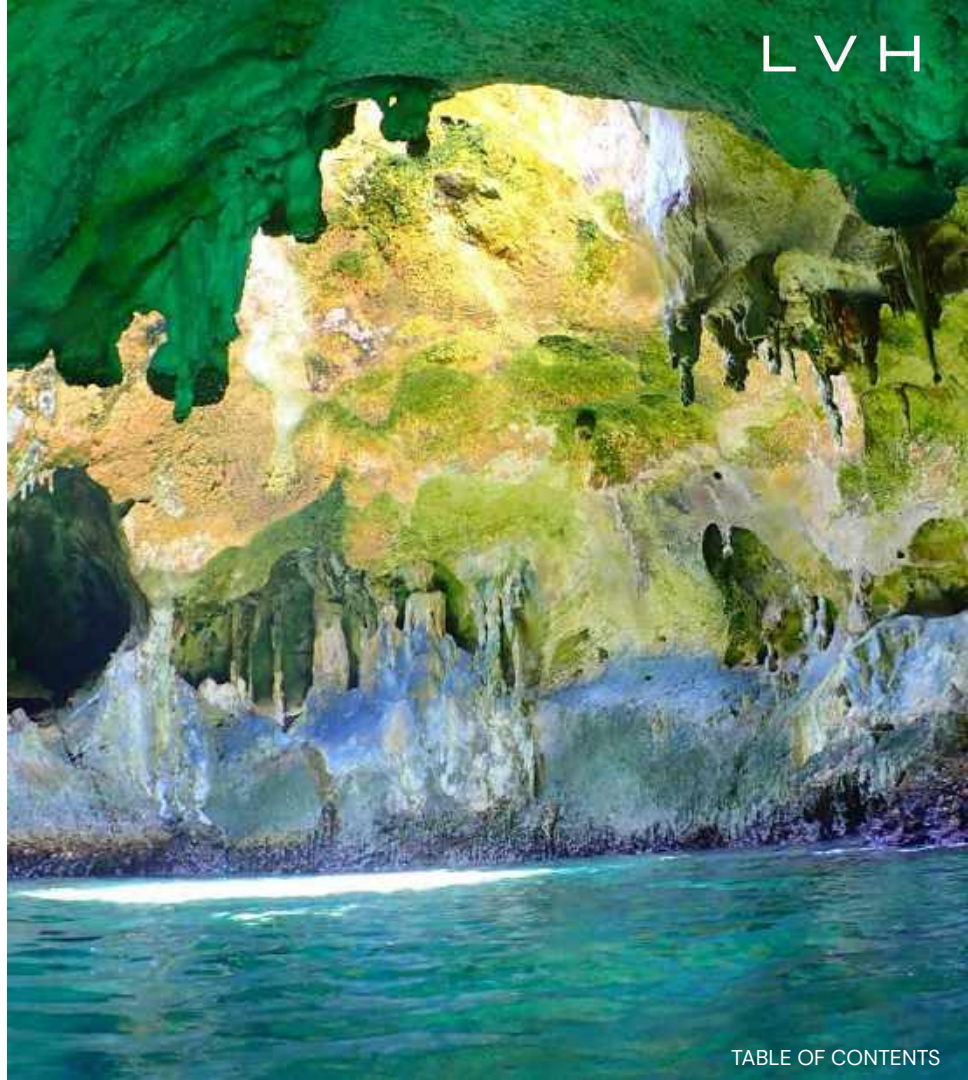


## DAY **TRIPS**

### ROCKY **DUNDAS CAVES**

Rocky Dundas caves is an ancient hidden gem of Exumas, the place familiar only to the locals, with a calm current and amazing view. The cave is only accessible by swimming under a partially submerged ledge that will lead you to this enchanted, large open cavern. Ancient stalactites reach down from the ceiling and stalagmites rise from the floor to greet them. Due that this place is not so famous as Thunderball Grotto there is a higher opportunity you will be able to enjoy the peace only to yourself.

18 minutes by a boat from the Island



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## WHO **WE ARE**

LVH holds the highest standard of excellence in vacation home experience with thousands of ultra-luxury homes in the world's most exclusive global destinations offered with full staff services and personalized to guests' desires.





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GLOBAL HQ  
505 Fifth Avenue, 15th Floor  
New York, NY 10017, USA

LVHGLOBAL.COM  
+1-212-244-4001  
BOOKING@LVHGLOBAL.COM

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