



Bell Channel Bay Unit, Bahamas

Beautiful Canal front Estate.

Martel Estate is a canal front property on a plot approaching 2/3 of an acre, which includes a built area of approximately 6,000 sq. ft (650 m2). The property is at five minutesâ walk from the beach and just as short a distance from the ferry to the Port Lucaya Marketplace and Marina, the Grand Lucayan and Memories Resorts. The house has been purposefully planned to avoid corridors and other non-functional areas. A huge open plan space with 18ft high cathedral ceilings contains the living, dining and kitchen areas and flows into a covered terrace, stretching all along the house overlooking the pool and the canal. Behind the kitchen is a utility room and a pantry which open on to a secluded courtyard. The master suit and the two guest bedrooms, each with its full bathroom, are located at the two ends of the vast main living area and have their independent access to the pool and garden. The propertyâs situation and layout have been calculated to secure natural ventilation using the direction of the breeze. Internal and external water features provide additional coolness and soothing background sound. Two fireplaces, one in the living room and one in the master bedroom, complete the contemporary eco-chic of this home. All floors and bathroom walls are tiled with Mexican marble. All inside and outside doors and windows are made of Honduras mahogany while the wooden hurricane shutters all around the main patio not only provide security but also double as a design feature. The patio, pool deck and other outdoor areas are finished with natural Florida coral stone. The gardens surrounding this home feature species from around the world with many fruit trees and shrubs, and include vegetable beds and a garden shade house. There is covered parking for 2 large vehicles and built in to the garage area is a large air-conditioned tool shed. On the canal side is a floating dock and over 115 feet of water frontage, with deep water dockage. The property includes an independent 300 sq ft (28 m2) studio/bedroom complete with running water, A/C and full height and width hurricane windows. For the homeâs efficiency, 3 separate AC systems control different zones of the house and 2 solar water heaters minimise the use of power.

BASE INFORMATION:

Bed	: 3
Bath	: 3

LAND INFORMATION:

Sq. ft.	: 3
Lot Size	: 25,335 sq f

BUILDING INFORMATION:

Built on	: 0
Remodeled on	: 0
Number of Floors	:
Floor area (Lower)	: 0
Floor area (Main Level)	: 0
Floor area (Upper)	: 0
Floor area (Total)	: 0



Name