

Hamptons

INTERNATIONAL



Bimini

6  6 

£3,780,000
(\$4,999,999)

Property details



Key features

- **Living Area:** 6,501 sq. ft.
- **Lot Size:** 22,463.15 sq. ft.
- **Vacation Rentals Allowed**
- **Floors:** 1
- **Construction:** Concrete

Attributes

-  **Swimming pool**
-  **Garage**
-  **Near golf course**
-  **Near to beach**

Bimini

6  6 

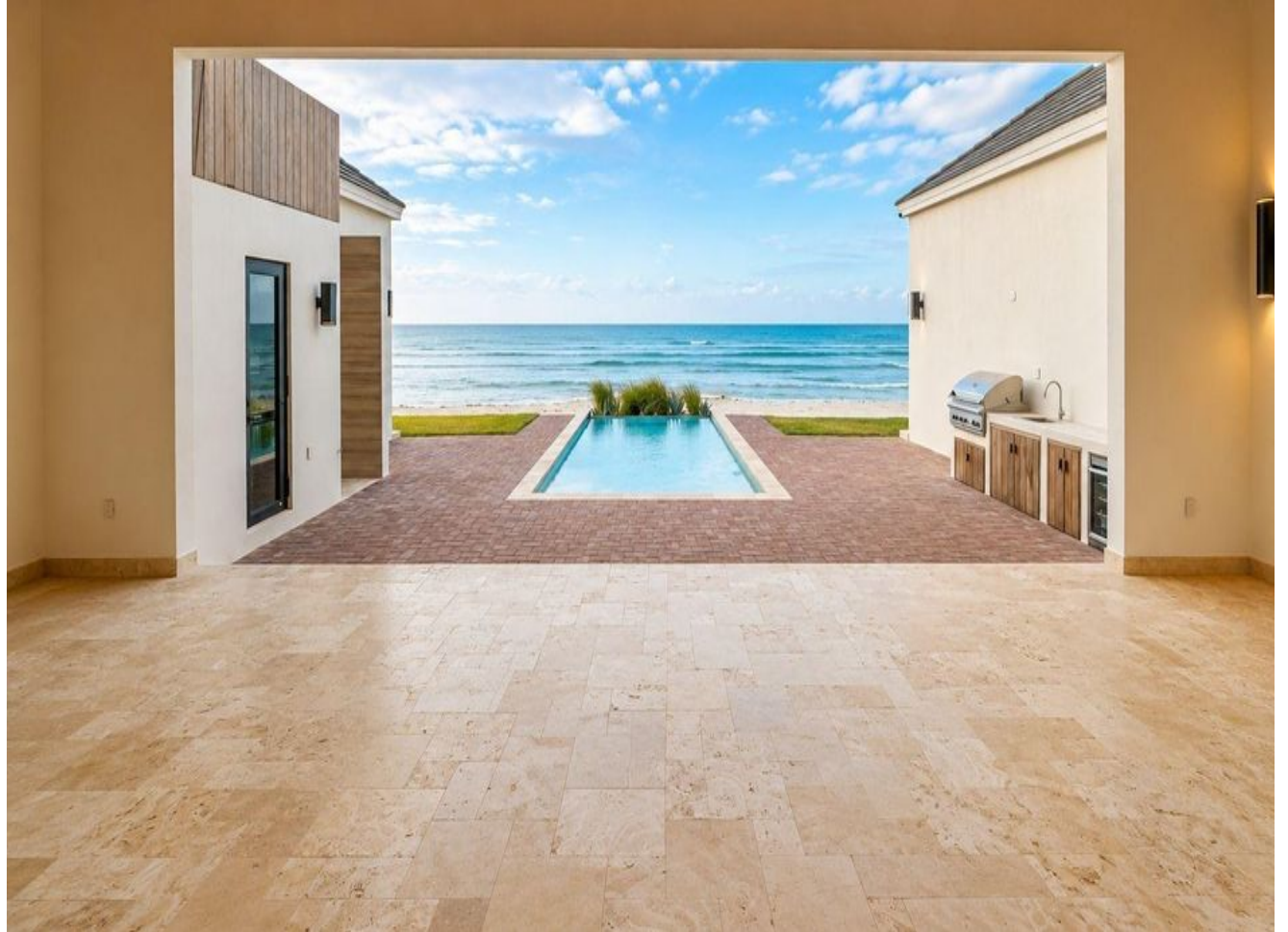
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Description

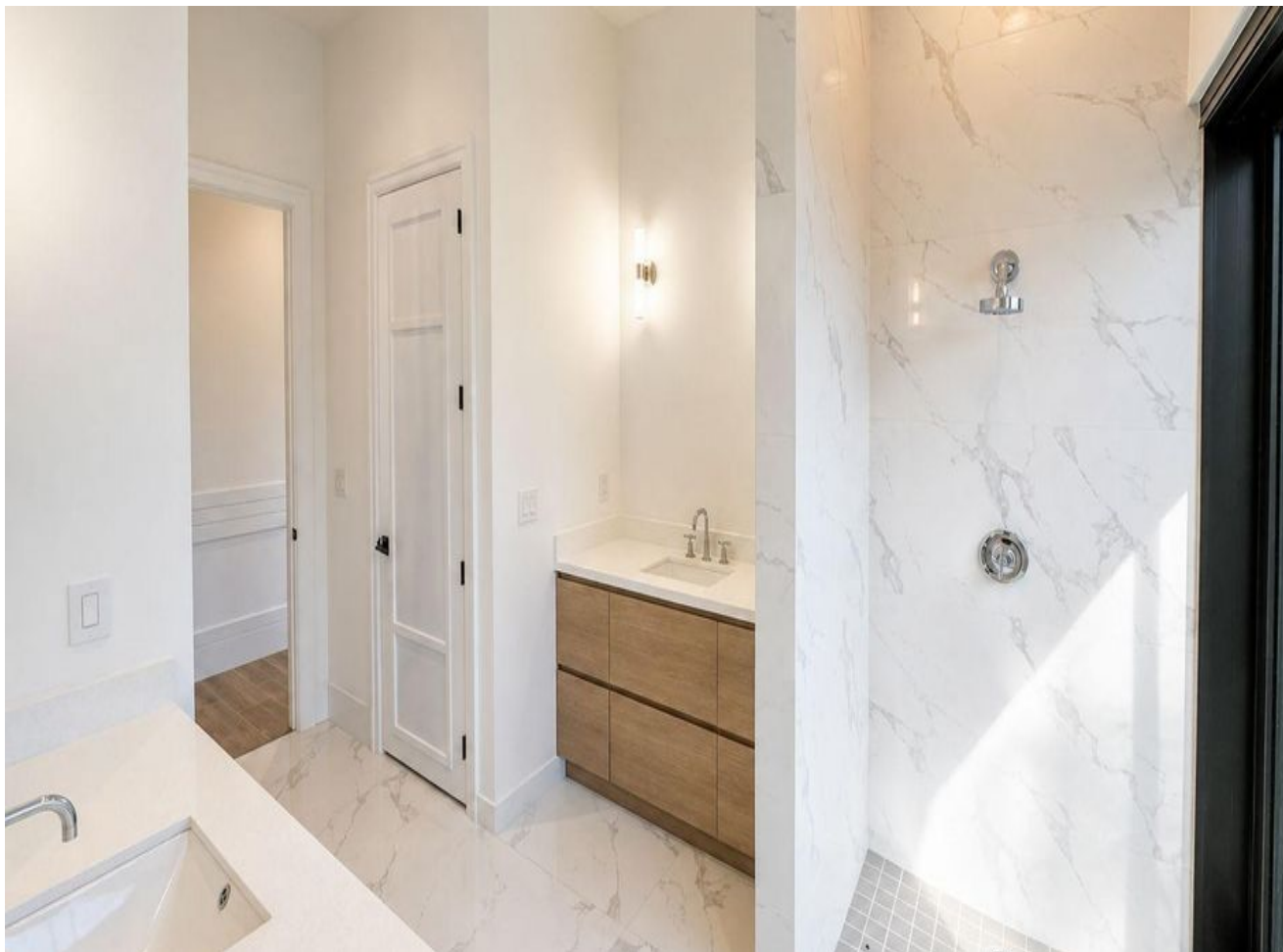
North Bimini Beach Front Home - Bimini - Rockwell Island, Bimini Home For Sale Villa Gemina & Casa Altera A Private Waterfront Estate on Rockwell Island, Bimini Welcome to Villa Gemina & Casa Altera, a distinctive waterfront estate set within the exclusive residential enclave of Rockwell Island in North Bimini. Inspired by the main residences unique mirrored architecture, the name Gemina draws from the Latin for twin, reflecting the beautiful symmetry of a home designed as two complementary sides coming together as one. Accompanying the main residence is Casa Altera, a private one-bedroom bungalow with its own garage, creating an exceptional estate offering with added space, privacy, and versatility. Together, the property offers approximately 6,501 sq. ft. of living space across approximately 22,463.15 sq. ft. of land, surrounded by the natural beauty and relaxed sophistication of Bimini. Villa Gemina At the heart of the estate is Villa Gemina, an impressive six-bedroom, six-bathroom waterfront residence designed for effortless island living. Its distinctive mirrored configuration creates a wonderful sense of balance and separation, allowing family and guests to come together while still enjoying their own space and privacy. Generously proportioned living areas flow into the home's outdoor spaces, creating an inviting setting for entertaining, relaxing by the water, or simply enjoying Bimini's tropical surroundings. With approximately 6,501 sq. ft. of living space, the residence offers the scale of a true island estate while retaining the warmth and comfort of a private home. Casa Altera Completing the estate is Casa Altera, a separate one-bedroom bungalow with its own garage, situated on Block 22, Lot 11. Designed as the companion residence to Villa Gemina, Casa Altera provides a private retreat apart from the main home ideal for visiting family and friends, extended stays, or those who simply appreciate having independent accommodations within the estate. The garage adds another level of practicality, providing valuable space for a vehicle, golf cart, island equipment, or additional storage. The canal behind Casa Altera is currently under construction, adding another element of future potential to this unique portion of the property. Two Parcels. One Exceptional Estate. The offering comprises Block 23, Lot 8, home to Villa Gemina, together with Block 22, Lot 11, home to Casa Altera. This two-parcel configuration is one of the property's most compelling features, providing the new owner with a level of flexibility rarely found in a traditional single-residence offering. Whether used as a family compound, a private guest retreat, or simply additional space to enjoy the Bimini lifestyle, Villa Gemina and Casa Altera create a property designed to accommodate life on the island beautifully. The garage provides valuable space for a vehicle, golf cart, boating equipment, or additional storage. Adding significantly to Casa Altera's appeal is its future boating potential. The canal directly behind the property is currently being dredged, and once completed, the property is expected to accommodate dockage for a vessel of up to approximately 78 feet. For boating enthusiasts, this creates an exciting opportunity to pair private guest accommodations with substantial dockage just steps from the residence. Casa Altera brings together privacy, independent accommodations, garage space, and future large-vessel dockage making it an important part of the overall Villa Gemina estate offering. The Rockwell Island Lifestyle Rockwell Island is one of North Bimini's most exclusive residential communities, known for its privacy, limited collection of residences, and peaceful waterfront setting. Here, life moves at a different pace. Days can begin on the water, afternoons can be spent boating, fishing or enjoying Bimini's beaches, and evenings can unfold surrounded by family, friends, and the tranquility of island living. Villa Gemina & Casa Altera offer the privacy of an exclusive residential enclave while remaining connected to everything that makes Bimini such a sought-after destination. HOA & Property Services The monthly HOA fee is approximately \$1,750 and contributes toward a comprehensive range of community and property services, including waste treatment, common-area electricity and water, monthly interior pest control, mosquito treatment, internet, property management, security, landscaping, trash disposal, accounting, and administration. Individual home water consumption, electricity, and pool maintenance are billed separately. A Bimini Estate with a Story of Its Own From the symmetry of Villa Gemina to the privacy of Casa Altera, this is an estate designed to bring people together while giving everyone room to retreat. With a six-bedroom main residence, separate one-bedroom bungalow, private garage, two parcels, expansive grounds, and waterfront setting, the property offers an exceptional opportunity to create a lasting family retreat in one of Bimini's most private communities. Villa Gemina & Casa Altera two residences, one extraordinary Rockwell Island estate.



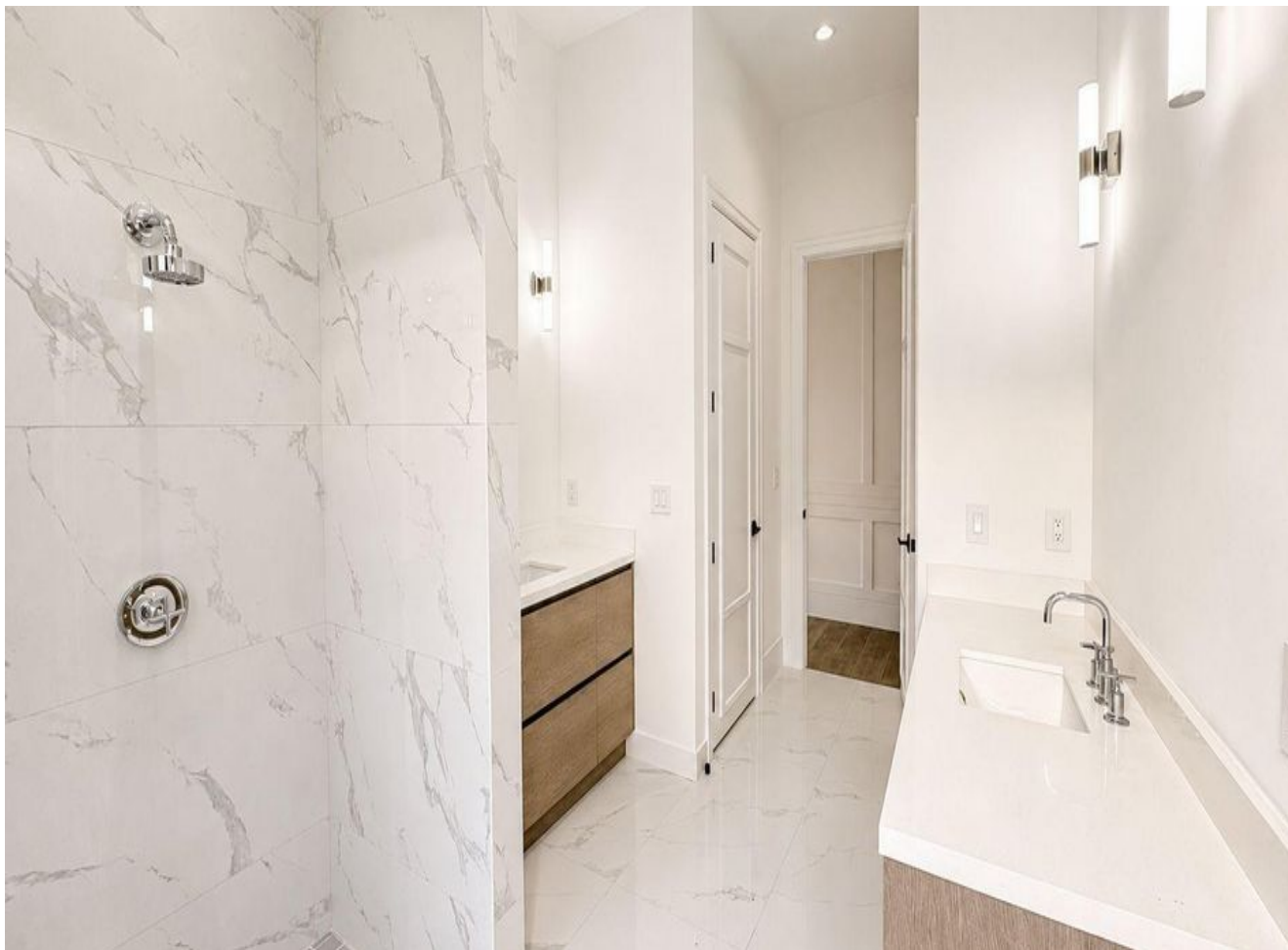














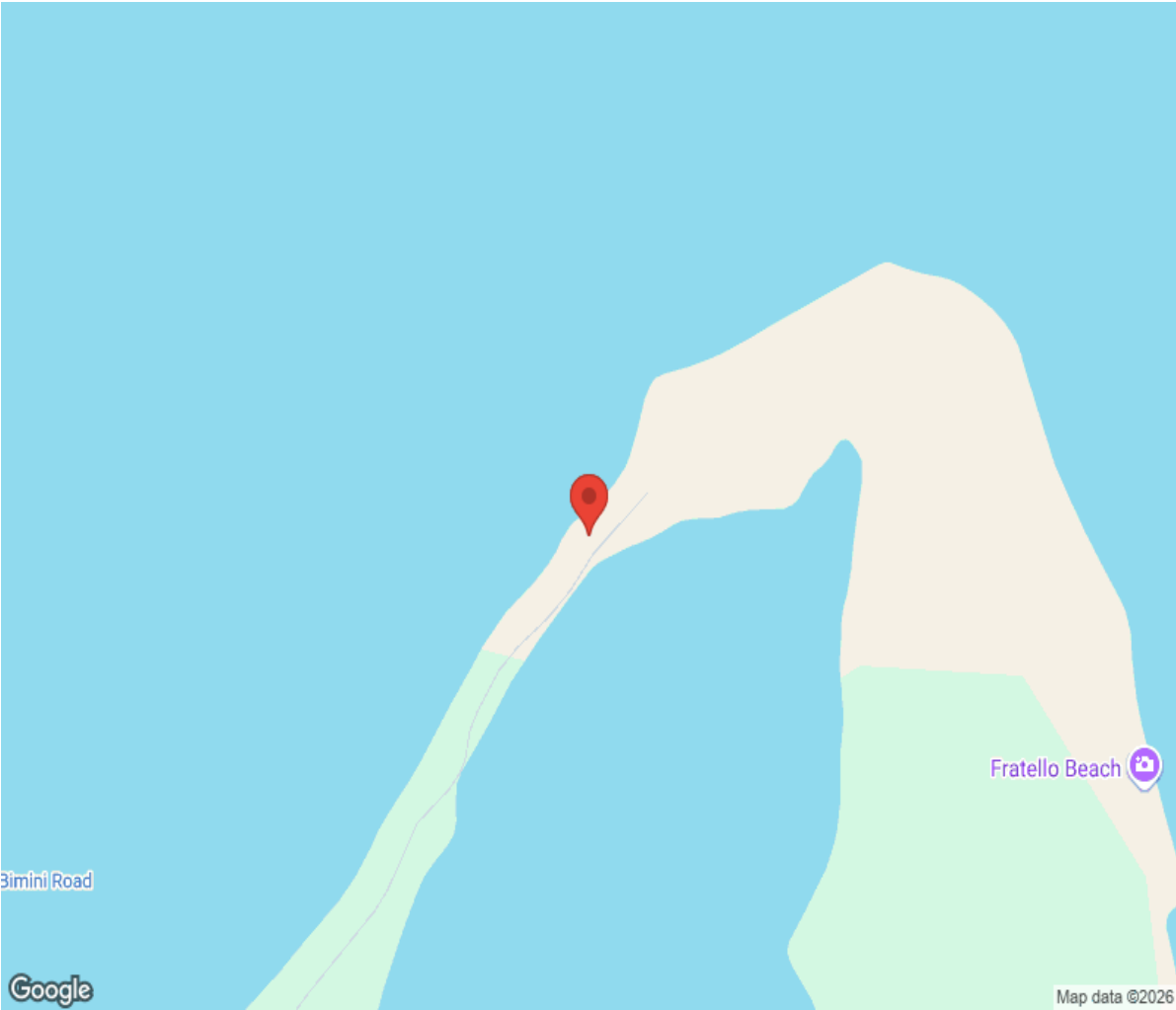








Location



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