

Frequently Asked Questions

I found a unit that I'd like to buy. How do I begin the process?

If you haven't already, please reach out to our Sales team by filling out a [Contact](#) form, or by emailing info@westendnassau.com directly. We will provide you with a Reservation Form to be completed and submitted along with a copy of your passport photo page, a second form of government issued photo-ID (driver's license, NIB, etc.), and a proof of address (recent lease agreement, utility bill, etc.). Our Attorney at Satory & Associates will perform the necessary compliance protocols and we will request payment of the escrow reservation deposit in the amount of \$50,000 once that process is completed.

Is my escrow reservation deposit refundable?

Yes, the \$50,000 deposit is fully refundable during the reservation period which ends 14 days after we send you the draft Agreement for Sale.

Can I cancel my purchase during the reservation period?

Yes, and we will fully refund you the reservation deposit held in escrow.

When purchasing a unit, what other fees am I responsible for?

The Purchaser is responsible for the Homeowners Association (HOA) fees, half of the Government Stamp Tax or Valued Added Tax (VAT), legal fees which include VAT on the purchase, Attorney fees and VAT on Attorney fees, as well as a one-time payment for title insurance.

Is in-house financing available?

Currently, in-house financing is not available.

What are the stage payments and when are they due?

Reservation Deposit:	\$50,000 paid on or before the effective date of signed Agreement for Sale
Deposit:	10% less the Reservation Deposit due on the effective date of Agreement for Sale
1 st Payment:	20% upon groundbreaking
2 nd Payment:	20% upon completion of second floor
3 rd Payment:	15% upon completion of roof
4 th Payment:	15% upon installation of windows and doors
5 th Payment:	20% for certificate of occupancy

Can I pay in USD?

Yes, purchases can be made in both Bahamian and US dollars.

Are pets allowed?

Yes, one pet per unit is allowed.



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Are there any HOA fees? How much are they and what does it cover?

Yes, HOA fees are estimated at \$0.75 per sq ft, due monthly. It includes insurance, property maintenance, back-up power, waste disposal, 24hr manned security, landscaping, as well as full use of amenities inclusive of pools, clubhouse, and gym membership.

Will there be a generator for back-up power? If so, is there an extra fee?

Yes, every unit will have back-up power which comes as a standard feature at no additional cost.

What are the amenities?

Westend features two resort style outdoor infinity pools with cabanas, a state-of-the-art fitness center with training equipment, 24hr manned security, gated entry with card access and telephone entry system, a flexible rental program, and full back-up power.

How far is the property from Love Beach?

Westend is located within a short, 5-minute walking distance from Love Beach.

Is there a rental program?

Yes, short-term rentals are allowed on select units and long-term rentals (minimum 30 days) are allowed on all units.

What are the nearby attractions and dining options?

Located in a highly sought-after area, Westend is a short, 5-minute drive from Nassau's international airport and about 10-minutes away from the world-class Baha Mar resort with renowned restaurants, a water park, and golf course. The Lyford Cay and Albany golf courses, countless highly rated restaurants, multiple beaches and bars are also in a 15-minute driving radius. Notably, Westend has convenient access to the nearby Old Fort Bay Town Centre which has a large grocery store, several restaurants, a salon and spa, liquor store, pharmacy, and other retail shops. Here is a [Google maps pin](#) of the Westend property so you can explore the surrounding areas.

When will construction begin, and when will it be completed?

Construction began April 2021 and the first units are estimated to be delivered Summer 2023 with project completion before the end of the year. You can follow our progress via a live-stream of the construction site through our [webcam](#).

Who will be manage the property?

The Developer will manage the property until the Homeowners Association (HOA) is established. Additionally, there will be an on-site property manager with an office in the clubhouse who will be available to take care of rentals for your unit, should you wish.



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How big are the units?

Units range from 875 to 1,774 sq. ft. Please see our [floor plans](#) for additional details.

Who is the Developer?

[Constantinos “Kosta” Berdanis](#) is a Bahamian developer with over 20 years of experience in real estate and construction.

Are furniture and appliances included in the purchase price?

All units come with appliances and top-of-the-line finishes at no extra cost. Townhomes are fully furnished at no additional cost while optional add-on furniture packages are available for condos.

Is there assigned parking for each unit?

Yes, there is assigned residential parking with ample guest parking available.

What is the benefit of making an early purchase?

Units are available on a first come, first served basis. Early purchasers benefit from the lowest prices offered during construction as well as the opportunity to select units with their preferred location and size.