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IS ALBANY THE NEXT WINDSOR?



As was the case in Windsor, new urbanism pioneer Andrés Duany is the design mind behind Albany — a nearly 4-year-old project on New Providence island in the Bahamas where parts of 2006's James Bond film "Casino Royale" were filmed. Developed by the Tavistock Group (in partnership with pro golfers Ernie Els and Tiger Woods), the 600-acre resort pairs a precisely designed residential community with luxury leisure, sport and resort facilities.

Armed with Duany's master plan, Tavistock is working with a series of top-tier architects to create a range of residential offerings across the development. An initial trio of condo buildings is already nearing completion with architecture by Morris Adjmi, Gwathmey Siegel Kaufman and HKS Architects. Albany's latest project, however, is proving to be its splashiest: the Bjarke Ingels-designed Honeycomb. Set close to Albany's yacht-filled marina, Ingels' building will break ground this year and ultimately include 34 apartments — sized from 3,000 to 8,000 square feet and priced from \$3 million to \$12.5 million.

Albany's managing partner, Christopher Anand, calls his firm's commitment to architecture and design "truly revolutionary" for the Caribbean: "Albany is where luxury is married with new urbanism."

Although some 150 Albany residences — condos and private homes — have already sold, Albany has recruited Douglas Elliman to sell the Honeycomb, with a particular focus on deep-pocketed New Yorkers. Its relatively short travel time — roughly 2½ hours from NYC — pro-level health and fitness facilities and top-quality marina are likely to appeal to wealthy East Coasters. Those bold-name founding partners are also sure to lure curious investors.



Anand says the Bahamas' favorable tax laws have helped Albany cultivate a truly cosmopolitan clientele. He adds that Albany even plans to develop a financial services center so owners can operate their businesses without ever leaving the property. "You might say we're trying to build a Monaco in the Caribbean," Anand says.

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