

Habacoa will feature an exclusive members-only yacht club, a casino and a nightclub complex



# Yachts

by Miriam Cain

## RISE OF THE SUPER MARINA



**With more and more yachts on the water, many of which are longer than 130ft, finding a safe harbor in the right location can be harder than it sounds.** But investors are responding to the demand. In a growing trend for supersized destination marinas, the International Yacht Club d'Antibes recently invested a hefty \$147m to upgrade Port Vauban's iconic Quai Camille Rayon, better known as Billionaires' Quay because of the gargantuan size of yachts it can accommodate. Offering far more than just a place to park your yacht, the new site boasts a brand-new clubhouse, helipad reception area and upgraded crew facilities.

Barcelona's Port Vell has also been transformed into an impressive 151-berth facility for yachts of up to 620ft, offering owners and crew convenient access to the city and all that the popular Catalan capital has to offer. The only other marina in Europe with larger berths than Barcelona is Porto Montenegro in the Bay of Kotor. Credited with starting the trend for destination marinas when it completed construction in 2014, Porto Montenegro has become a destination in itself, with a five-star hotel, luxury boutiques and even an international school on-site for berth owners to use.

Prices, however, can be high for such prime locations — a 280-ft superyacht owner would need to pay in the neighborhood of \$9.1m for a 280-ft berth on a 10-year lease in Quai Camille Rayon. Many berths are sublet by their owners at high prices when not in use, and given that most superyachts spend just 10% of the time cruising, a berth to call home for these larger yachts (whether rented or owned) has

become an essential, and competitive, part of ownership — something that is true not just for the owner, but also for the crew who prefer a home base where they can put down roots and buy property.

A number of future developments are also in the pipeline that are designed to fill the gap for large superyacht berths, including a brand-new and quite visionary project called Habacoa located in the Bahamas. Scheduled to launch in 2027, Port Habacoa will be the largest marina in North America, offering a total of 150 berths spanning from 60ft (18m) to 700ft (200m). Lying 50 nautical miles from Nassau, and only 160 nautical miles from the yachting hub of Fort Lauderdale, Habacoa will certainly fulfill a demand, as statistics suggest that there are seven superyachts for every berth in the US.

The highly anticipated Habacoa aims to become one of the most exclusive destination marinas in the world. More than just a safe harbor, Habacoa will feature an exclusive members-only yacht club, and a casino and a nightclub complex designed by Zaha Hadid Architects. The sustainable development also includes residences and a five-star hotel, restaurants, boutiques, a children's water park, and a wellness and fitness center.

The landmark development at Habacoa joins several other recently built destination marinas, like the sprawling Dubai Harbour Marina, which opened in 2020, and Montenegro's Portonovi, which opened in 2019. These destination marinas offer style and functionality for the modern-day yacht owner, as well as a place for crew to call home.

## TAKE THREE/// SUPERYACHTS



1

### RENAISSANCE

367.4ft (112m), from \$3.2m (€3m) per week for up to 36 guests in the Mediterranean  
[burgessyachts.com](http://burgessyachts.com)



2

### AHPO

378ft (115m), from \$2.8m (€2.6m) per week for up to 16 guests in the Caribbean and Mediterranean  
[edmiston.com](http://edmiston.com)



3

### CARINTHIA VII

318ft (97m), from \$1.5m (€1.4m) per week for up to 12 guests in the Caribbean, Mediterranean and Mexico  
[fraseryachts.com](http://fraseryachts.com)