

**EXCLUSIVE BEACHFRONT OPPORTUNITY
4.89 ACRES ON THE WORLD-RENOWNED
GRACE BAY BEACH**



LUXURIOUS GRACE BAY BEACH

UNVEIL THE POTENTIAL OF 4.89 ACRES WITH 266 FEET OF PRIVATE BEACH ACCESS LOCATED ON PROVIDENCIALES, TURKS AND CAICOS

Features:

- Private and Commercial Zoned for up to 266 Units
- Number One Beach in the World - Travel + Leisure
- Number One Island Destination in the World - Trip Advisor
- Blue Haven Marina - Less Than 5 Minutes Away
- Royal Turks and Caicos Golf Course - Directly Across the Street
- No Property Tax





TWO WORDS. GRACE BAY.

EXCLUSIVE BEACHFRONT SANCTUARY

DISCOVER AN UNPARALLELED OPPORTUNITY TO OWN A PIECE OF PARADISE ON THE WORLD-FAMOUS GRACE BAY BEACH LOCATED ON PROVIDENCIALES, TURKS AND CAICOS. SPANNING AN IMPRESSIVE 4.89 ACRES OF PRISTINE BEACHFRONT LAND WITH 266 FEET OF PRIVATE BEACH ACCESS, THIS EXTRAORDINARY PROPERTY PRESENTS A RARE INVESTMENT OPPORTUNITY.

WHETHER YOU ENVISION CONSTRUCTING A MAJESTIC PRIVATE CHATEAU OR CAPITALIZING ON THE SITE'S APPROVED 244-UNIT COMMERCIAL ZONING POTENTIAL, THIS PROPERTY OFFERS ENDLESS OPTIONS FOR YOUR CUSTOMIZED DESIGN PLAN.

HOME TO SPECTACULAR PRIVATE VILLAS AND NEARLY ALL OF THE LUXURY RESORTS ON PROVIDENCIALES, GRACE BAY BEACH IS THE LEADING ATTRACTION IN TURKS AND CAICOS. THE AWARD-WINNING ROYAL TURKS & CAICOS GOLF COURSE AND BLUE HAVEN MARINA ARE JUST A SHORT DISTANCE FROM THE PROPERTY. SO, BRING YOUR YACHT AND DISCOVER ALL THAT GRACE BAY BEACH OFFERS.



PROPERTY INFORMATION

PARCEL

60900/258 Providenciales

NET ACREAGE & FRONTAGE

4.89 Acres and 266 Feet of
Direct Beach Access

ZONING

Commercial and Residential

EXISTING CONDITIONS

Vacant and Unimproved

SERVICES

Water and Private Sewage
Systems Available

ENVIRONMENTAL

Assessment Commissioned and
Underway - Report to be
Completed in Spring 2024

ACCESS

Currently There is Access Via
Grace Bay Road

MORTGAGE

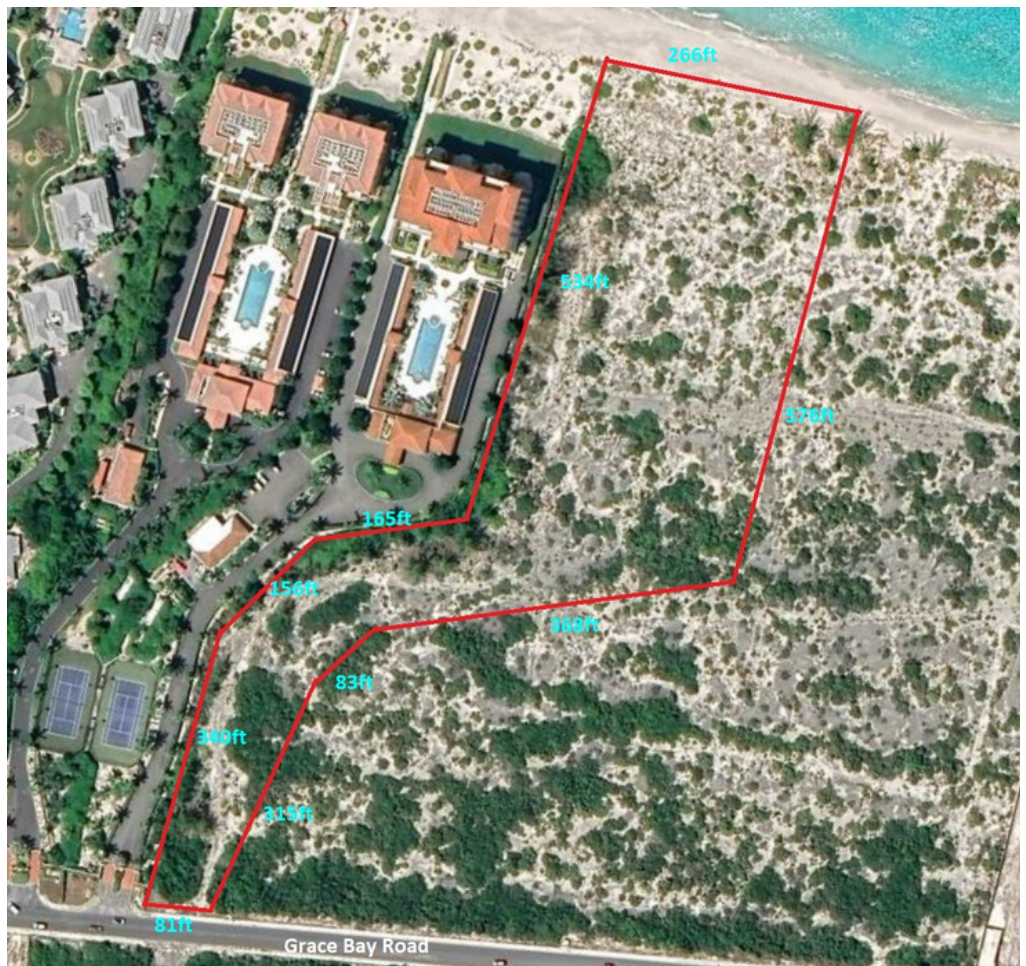
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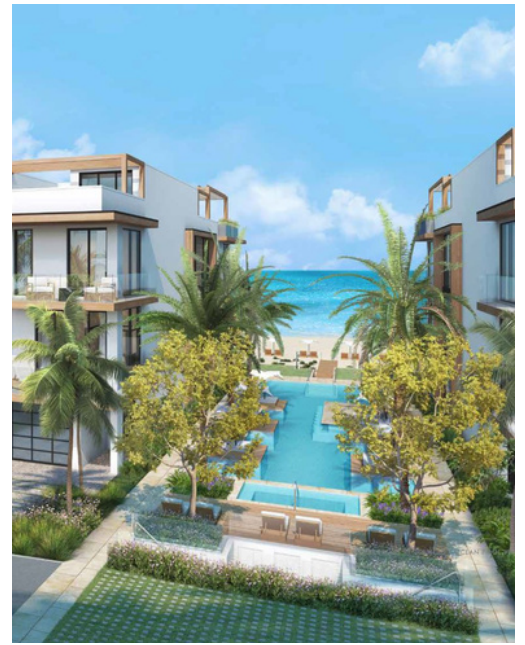
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Blue Water
REAL ESTATE GROUP



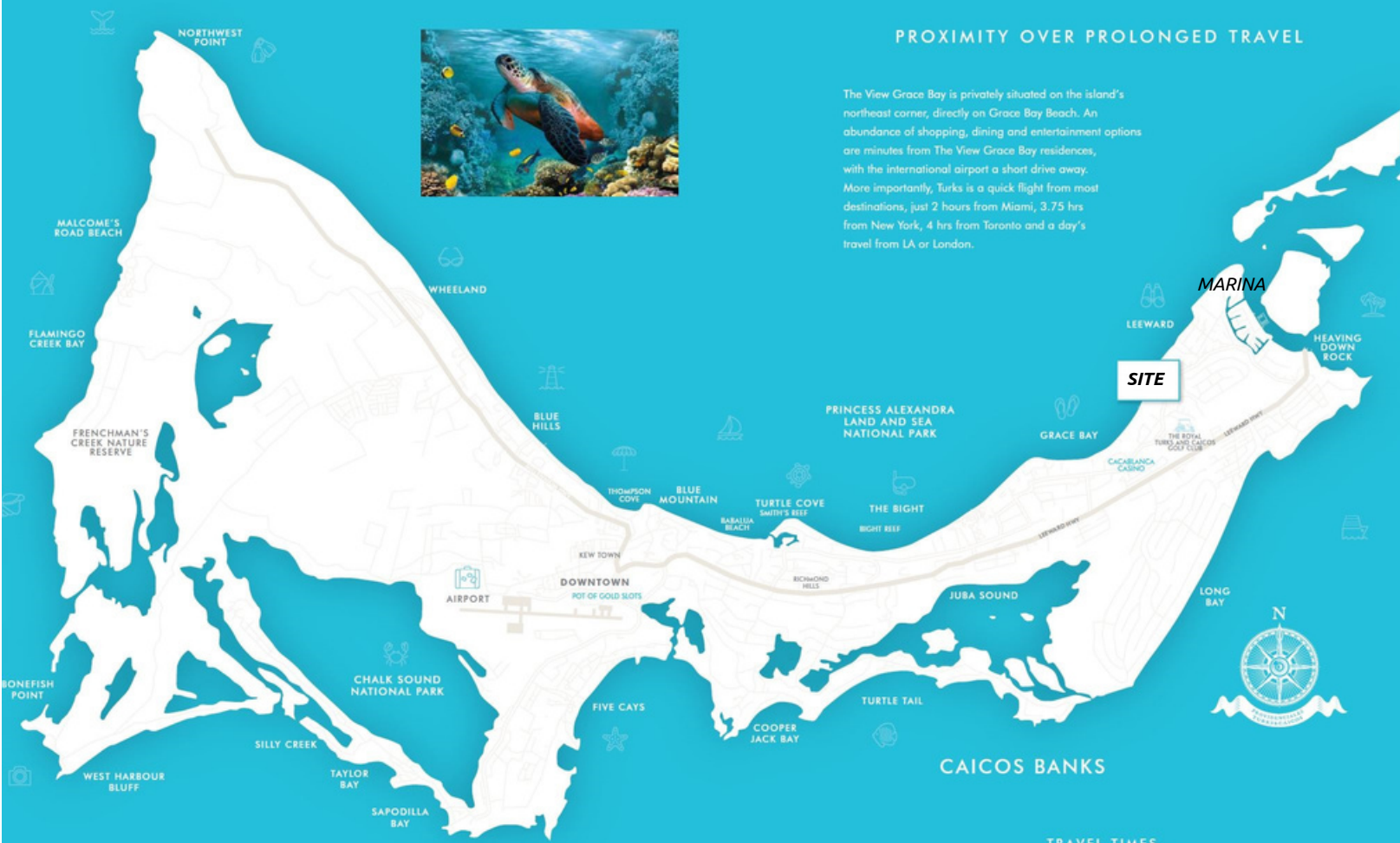


The possibilities are endless when developing your dream project on this exceptional property.



PROXIMITY OVER PROLONGED TRAVEL

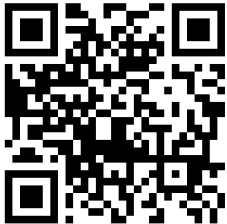
The View Grace Bay is privately situated on the island's northeast corner, directly on Grace Bay Beach. An abundance of shopping, dining and entertainment options are minutes from The View Grace Bay residences, with the international airport a short drive away. More importantly, Turks is a quick flight from most destinations, just 2 hours from Miami, 3.75 hrs from New York, 4 hrs from Toronto and a day's travel from LA or London.



TRAVEL TIMES

Atlanta 3:05 - British Airways	Miami 1:55 - American	Los Angeles ... 10:50 - American/Delta/United
Boston 3:40 - JetBlue	Montreal 4:10 - Air Canada	London 11:50 - Virgin Atlantic
Chicago 4:40 - United	New York 3:30 - JetBlue/American/Delta	London 10:06 - British Airways (Direct)
Dallas 4:30 - American	Toronto 4:00 - Air Canada/WestJet	

PROVIDENCIALES, TURKS AND CAICOS



Turks and Caicos Tourism



Blue Haven Marina



Royal Turks and Caicos Golf

PROVIDENCIALES, TURKS AND CAICOS





FREQUENTLY ASKED QUESTIONS AND ADDITIONAL INFORMATION

Providenciales, Turks & Caicos Islands

Q. What is Providenciales, Turks & Caicos known for and why should I consider investing?

A. Providenciales, often referred to as “Provo”, is the main island in the Turks and Caicos and is renowned for several compelling reasons that make it an attractive destination for investment:

- **Stunning Beaches:** Providenciales boasts some of the most breathtaking beaches in the world, with Grace Bay Beach being a standout. The powdery white sands and crystal-clear turquoise waters make it a haven for beach lovers and water sports enthusiasts.
- **Thriving Tourism Industry:** The island's robust tourism industry ensures a steady stream of visitors throughout the year. This not only creates opportunities for short-term vacation rentals but also provides a strong foundation for long-term rental income and property appreciation.
- **Natural Beauty:** Beyond its beaches, Providenciales offers diverse natural beauty, including pristine coral reefs for snorkeling and diving, lush wetlands, and a variety of wildlife. The island's ecological richness enhances its appeal for eco-tourism.
- **Economic and Political Stability:** The Turks and Caicos Islands enjoy political stability as a British Overseas Territory and have a growing economy. This stability contributes to a secure investment environment.
- **No Property Taxes:** One of the standout advantages of investing in Providenciales is the absence of property taxes. Property owners can enjoy their investments without the burden of annual property tax bills.
- **Foreign Ownership:** As a foreign investor, you can own property in Providenciales without any restrictions or the need for residency or citizenship. This open-door policy encourages international investment.
- **Strong Rental Market:** The island's popularity as a vacation destination ensures a robust rental market. Whether you are interested in short-term vacation rentals or long-term leasing, Providenciales offers opportunities for rental income.
- **Investment Potential:** Providenciales has seen steady growth in real estate values over the years. Investing in a property on this island has the potential for long-term capital appreciation.
- **Quality of Life:** Providenciales offers a high quality of life, with modern amenities, healthcare facilities, international schools, and a welcoming community. It's not only an excellent investment but also a great place to live.

Investing in Providenciales, and specifically in Grace Bay Beach, allows you to tap into these advantages and become part of a vibrant, picturesque, and economically sound community. Whether you're seeking a second home, an income-generating property, or an exclusive destination for relaxation, Providenciales offers a compelling investment opportunity in the heart of the Caribbean.



FREQUENTLY ASKED QUESTIONS AND ADDITIONAL INFORMATION

Providenciales, Turks & Caicos Islands (Continued)

Q. Where exactly is Turks and Caicos Located?

A. Turks and Caicos is an archipelago located in the Atlantic Ocean, southeast of the Bahamas and north of the Dominican Republic. The main international gateway to the Turks and Caicos Islands is Providenciales International Airport (PLS), located in the island of Providenciales.

Notable short flight times to Turks and Caicos from different cities are as follows:

- Miami, Florida, USA: Flights from Miami to Providenciales typically have a short flight time of approximately 1 to 1.5 hours, making it a convenient and popular choice for travelers from the United States.
- New York, USA: Flights from New York to Providenciales also have a short flight time, usually ranging from 3 to 3.5 hours, providing residents of the Northeastern United States with a quick getaway to the Caribbean.
- Toronto, Canada: Travelers departing from Toronto can reach Providenciales in approximately 4 hours by direct flight, offering a relatively short journey from Canada.

These short flight times make Turks and Caicos an easily accessible and attractive destination for travelers seeking a Caribbean paradise with relatively quick and convenient air connections.

Q. Is Providenciales a safe place for investment and travel?

A. Providenciales is widely considered a safe destination for both investment and travel. The island has a low crime rate, well-patrolled streets, and a welcoming community. It benefits from a stable political environment as a British Overseas Territory and regulates its tourism industry, ensuring high safety and service standards. Modern healthcare facilities and responsive emergency services are readily available. Provo offers a secure and enjoyable environment for travelers and investors.

Q. Do I need a car to get around Providenciales?

A. No, you don't necessarily need a car to get around Providenciales, especially if you're staying at "The View Grace Bay." The property's strategic location ensures that many dining, shopping, and entertainment options are just a short stroll away. Additionally, for golf enthusiasts, the Royal Turks and Caicos Golf Course is conveniently located directly across the street, making it easily accessible on foot. Providenciales offers a pedestrian-friendly environment, and many amenities and attractions are within walking distance, allowing you to enjoy the island without the need for a car. However, if you wish to explore more of the island or venture to more remote areas, car rentals are readily available for your convenience.



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