PRIVATE ISLANDS INC.

WATER CAY

TURKS AND CAICOS



381 ACRES · FREEHOLD

7,000 FT OF BEACHFRONT

21.851°N 72.119°W

ELEVATION — SUMMIT 33 FT



THE ESTATE

At a Glance

LOCATION	East of Providenciales, TCI
TITLE	Freehold
LAND AREA	381 acres
BEACH	7,000 ft, northern shore
STATUS	Non-developed
ZONING	Flexible tourism zoning

7,000 FEET OF NORTH-SHORE BEACH

A continuous sweep of powder-white sand runs the island's northern shore — the same turquoise water that made Grace Bay famous.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
381 acres

TITLE
Freehold

BEACH
7,000 ft

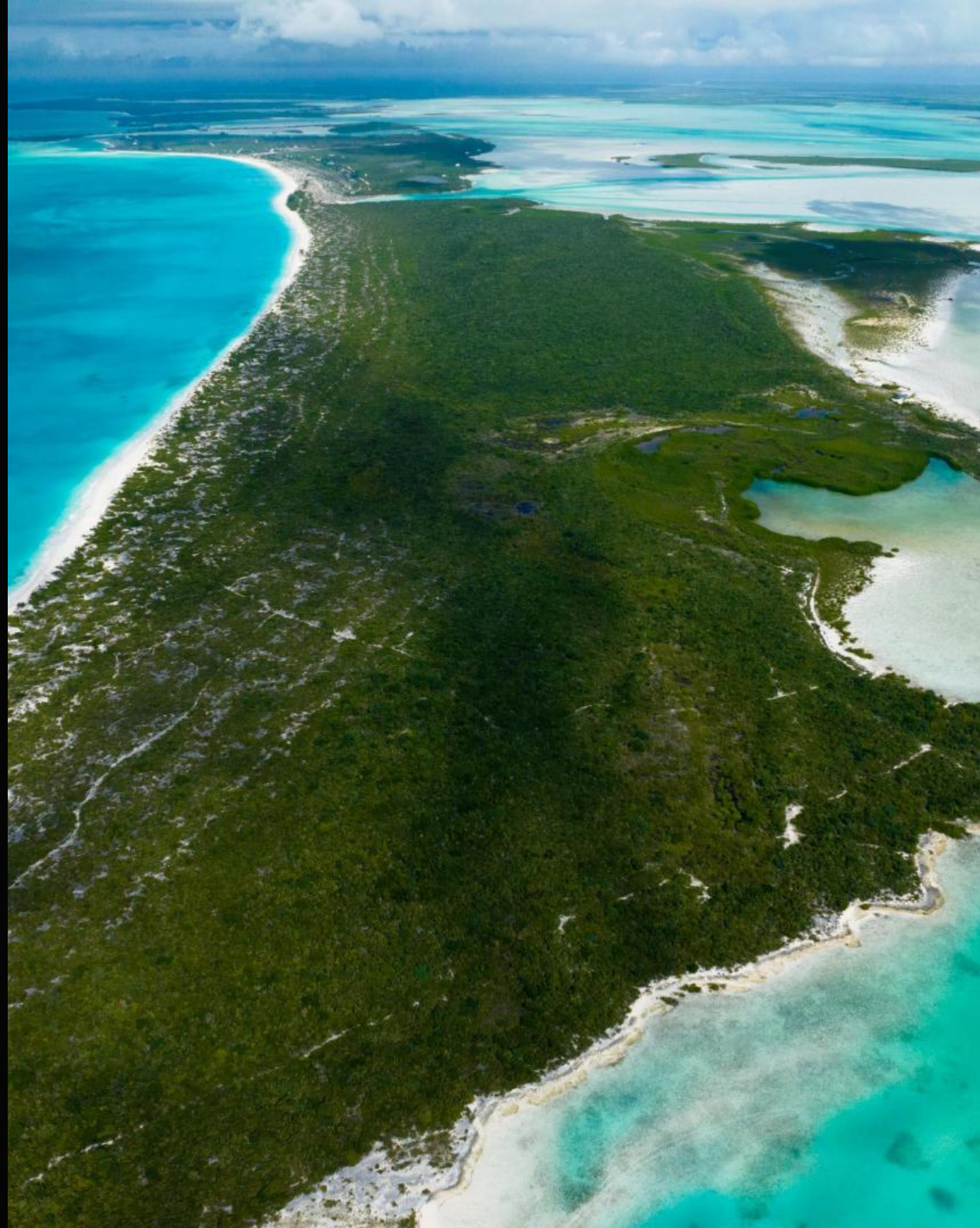
WATERS
Caicos Bank

SUMMIT
33 ft

www.privateislandsonline.com/caribbean/turksandcaicos/water-cay

REGION — TURKS AND CAICOS

The Caicos Islands arc along the Caicos Bank east of Providenciales, the archipelago's gateway and home to Grace Bay. Water Cay sits in the first rank of that chain — undeveloped cays in one direction, resorts, marinas and an international airport in the other.





THE ISLAND

A Blank Canvas of 381 Acres

Water Cay is undeveloped from end to end — a blank canvas with total architectural freedom and no time constraints on construction. Gentle elevations and rolling ridgelines cross the interior, giving natural building sites with 360-degree coastal views.

THE SHORELINE

Two Coasts, Two Characters

The northern coast is one continuous stretch of white sand above turquoise water. The southern side turns protected and wild — mangrove channels winding between ironshore outcroppings along the Caicos Bank shore.

THE POTENTIAL

Room for a Landmark Project

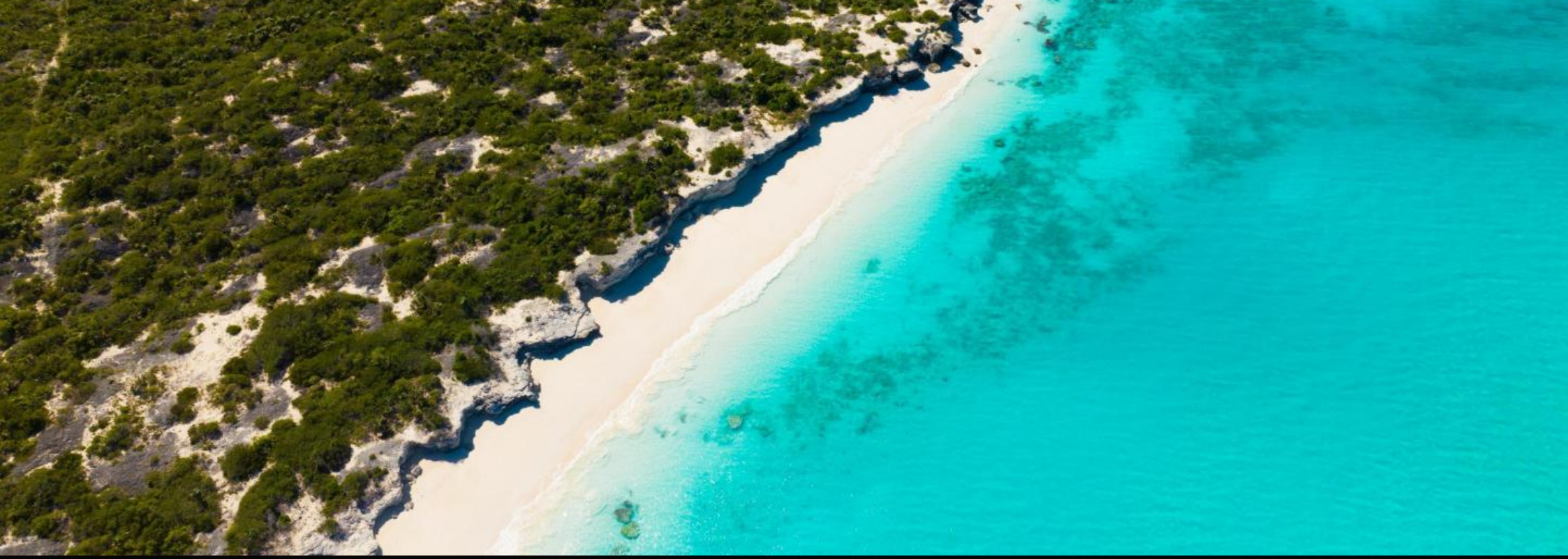
Flexible tourism zoning and genuine scale let a buyer choose the density: a high-density luxury hospitality project, or a sprawling low-density residential compound — the listing frames everything from ultra-luxury resorts and private estates to a championship golf course.

THE MAINLAND ASSETS

A Hub-and-Spoke Pairing

The sale includes two Providenciales assets: a 1.37-acre canal-front lot in Leeward, suited to a private ferry terminal or welcome centre, and a 2,685-square-foot retail and office unit in Grace Bay's Regent Village.





LAND AND WATER

White Sand, Reef Water

The island is defined by its 7,000 feet of prime beachfront along the northern shore, in the same translucent turquoise water that made Grace Bay world-famous. Around it, vibrant coral reefs and deep-water channels give exceptional diving, snorkelling and bonefishing — reef and open water within minutes of the sand.

KNOWN FOR

Scale beside the gateway — 381 undeveloped acres and 7,000 feet of beach on the closest private island to Providenciales.

DAYTIME HIGH ±83°F · NIGHT LOW ±75°F



BY WATER

Ten Minutes from Leeward

The island is reachable via a 10-minute boat ride from the Leeward marina in Providenciales — close enough for daily commuting of staff and supplies. Pine Cay lies about 2 miles east along the chain, Little Water Cay about 2 miles west.

BY AIR

Providenciales International

Providenciales International Airport (PLS) lies about 11 miles straight-line to the southwest; arrivals cross to Leeward and make the short boat run. The island is currently off-grid — its proximity simplifies sub-sea power and water cables, or a self-sustaining solar and desalination plant.

DISTANCES — STRAIGHT LINE

Pine Cay 2 mi · Little Water Cay 2 mi · Providenciales Airport 11 mi

ONE ISLAND • 381 ACRES • TEN MINUTES BY BOAT

LOCATION

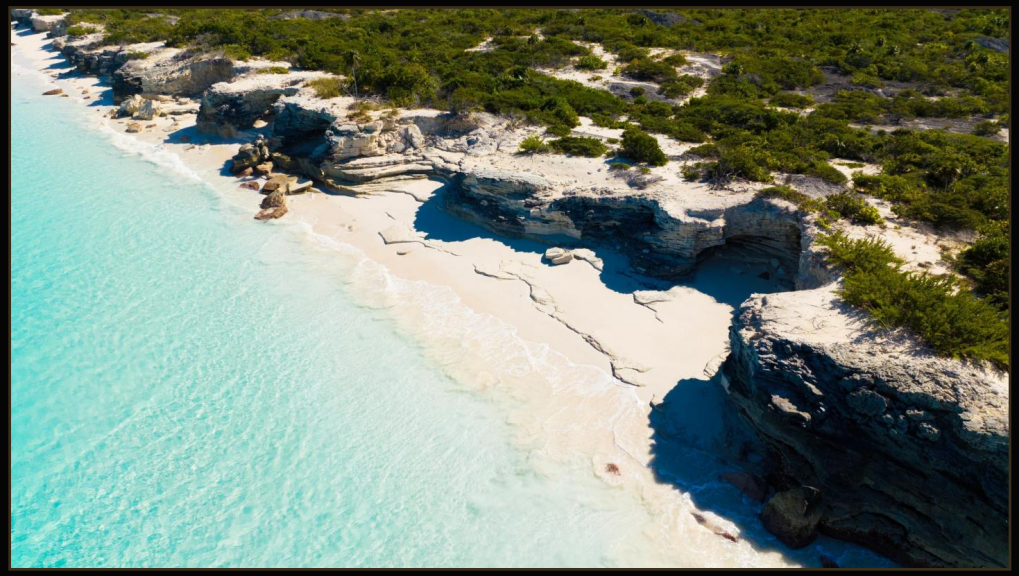
On the Map

CAICOS BANK • TURKS AND CAICOS



GALLERY

The Estate in Frames



Ironshore cliffs above the northern beach



A lone tree on the north-shore sand



White sand and ironshore, northern shore



Layered ironshore at the beach's edge



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

WATER CAY

TURKS AND CAICOS, CARIBBEAN

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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