PRIVATE ISLANDS INC.

AURORA

AMBERGRIS CAY, TURKS AND CAICOS



3,791 SQ FT · FREEHOLD

ATLANTIC CLIFFS

21.308°N 71.632°W



THE ESTATE

At a Glance

LOCATION	Atlantic cliffs, Ambergris Cay
TITLE	Freehold
RESIDENCE	Four-bedroom oceanfront villa
INTERIOR	3,791 sq ft
LOT	0.47 acres
BED / BATH	4 bedrooms · 4.5 bathrooms

GUESTS ON THE WHOLE ISLAND — AT MOST

Ambergris Cay caps guest capacity at 150 across all 1,100 acres, so Aurora's cliffs, beach and reef are shared with almost no one. Privacy here is a matter of policy, not luck.

ISLAND VITALS

PRICE
NOT PRINTED

INTERIOR
3,791 sq ft

TITLE
Freehold

LOT
0.47 acres

BEDROOMS
4

BATHROOMS
4.5

www.privateislandsonline.com/caribbean/turksandcaicos/aurora-ambergris-cay-turks-caicos

REGION — TURKS & CAICOS — AMBERGRIS CAY

Ambergris Cay residences are held in freehold — title absolute under the Registered Land Ordinance, guaranteed by the Crown, with no title insurance required and international buyers welcome. The Turks & Caicos levy no personal income, capital gains, inheritance or annual property tax — just a one-time 6.5 percent stamp duty on resales.





THE SETTING

Cliff-Top, Facing the Atlantic

Aurora stands on the Atlantic cliffs of Ambergris Cay, facing open ocean and a 1.5-mile beach with uninterrupted views in every direction and access to Columbus Beach below. From mid-January to March, humpback whales pass offshore on their winter migration — watched from the deck, coffee in hand.

THE HOUSE

One Level, All Horizon

The villa is a single-level home on an elevated site, arranged so the Atlantic is never out of sight: sunrises over the water, waves breaking on the rock-strewn beach below, and a 2-mile stretch of Columbus Beach running north. A walkway leads from the deck down to the shoreline.

INSIDE AURORA

Room to Breathe

Aurora offers 3,791 square feet on 0.47 acres, with four bedrooms and 4.5 bathrooms. Three bedrooms have king beds and one has twin beds that convert to a king, all with ensuite bathrooms; one bedroom adds an indoor shower with a jacuzzi bath. The living spaces comprise a full kitchen, dining area and living room, with a powder room and laundry room.

OUTSIDE

Pool Deck to Fire Table

Outside, a private heated swimming pool and pool deck take in the ocean views, and the pergola lounge settles into fire-table evenings after dark. Like every residence in the Turnkey Collection, Aurora is completely furnished and ready to welcome new owners; residents move about the island by private electric golf cart.







LAND AND WATER

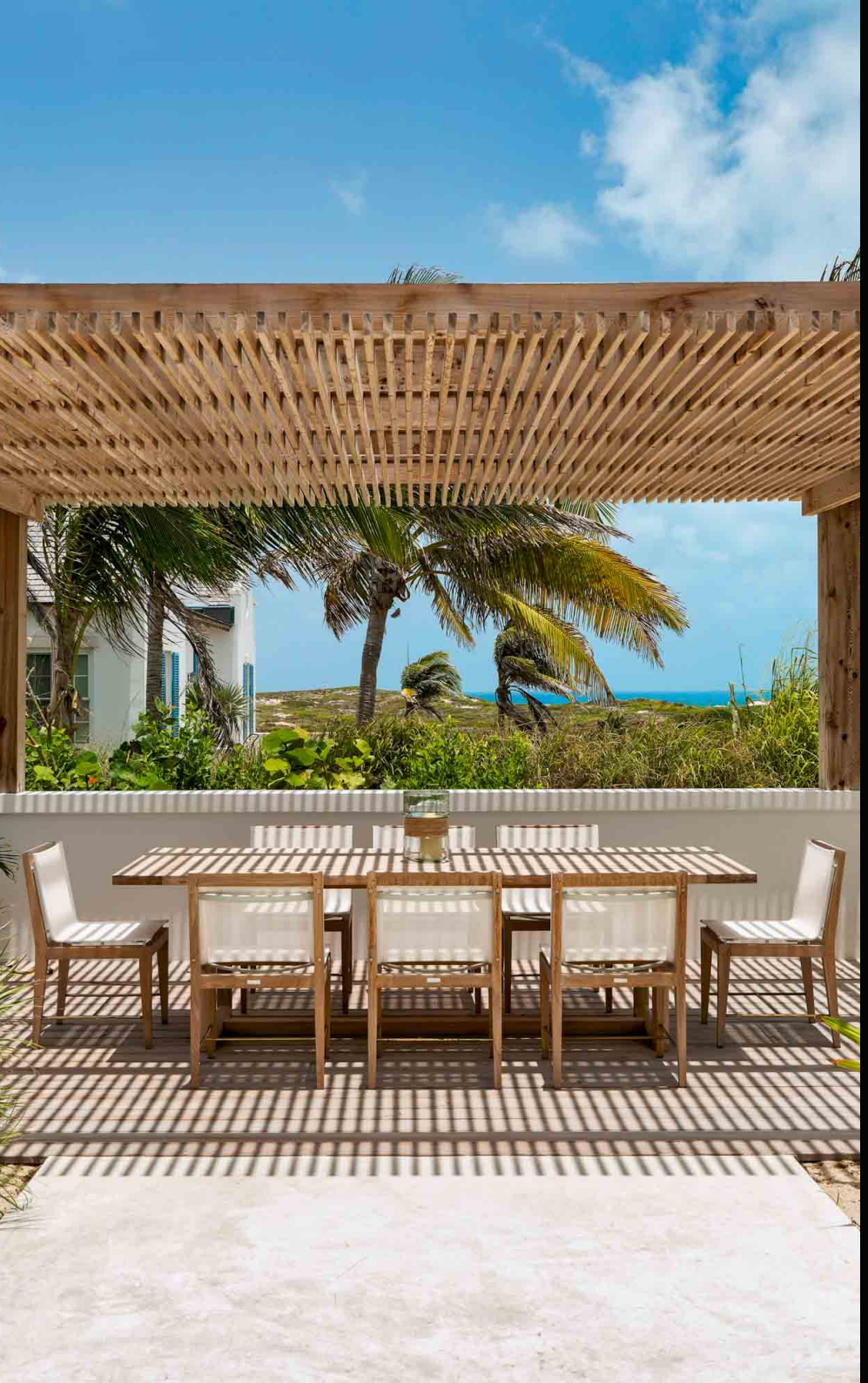
Where the Cliffs Meet the Sea

Aurora's shore is the island's wild edge: limestone cliffs above a rock-strewn beach, reef water beyond, and Columbus Beach stretching away to the north. The surrounding seas hold some of the best bonefishing flats in the Caribbean, guided reef and deep-sea fishing, and — in season — humpback whales moving through the passage.

KNOWN FOR

A single-level oceanfront villa on the Atlantic cliffs of a 1,100-acre private island — heated pool, Columbus Beach below, and humpback whales passing offshore each winter.

DAYTIME HIGH ±90°F · NIGHT LOW ±68°F



BY AIR

A Runway of Its Own

Ambergris Cay has its own private 5,700-foot paved runway, clear for Gulfstream, Falcon and Bombardier class aircraft up to 28 metres. Customs and immigration are cleared on the island, so arrivals reach Aurora within minutes of touchdown; access is restricted to the island's private planes or private chartered flights.

THE GATEWAYS

Providenciales & Miami

Providenciales International Airport (PLS) offers direct flights from 16 US and 3 Canadian airports, and South Caicos (XSC), 15 miles away, has direct flights from Miami. The island itself sits some 600 miles south of Miami — close enough for a weekend, far enough to disappear.

DISTANCES — STRAIGHT LINE

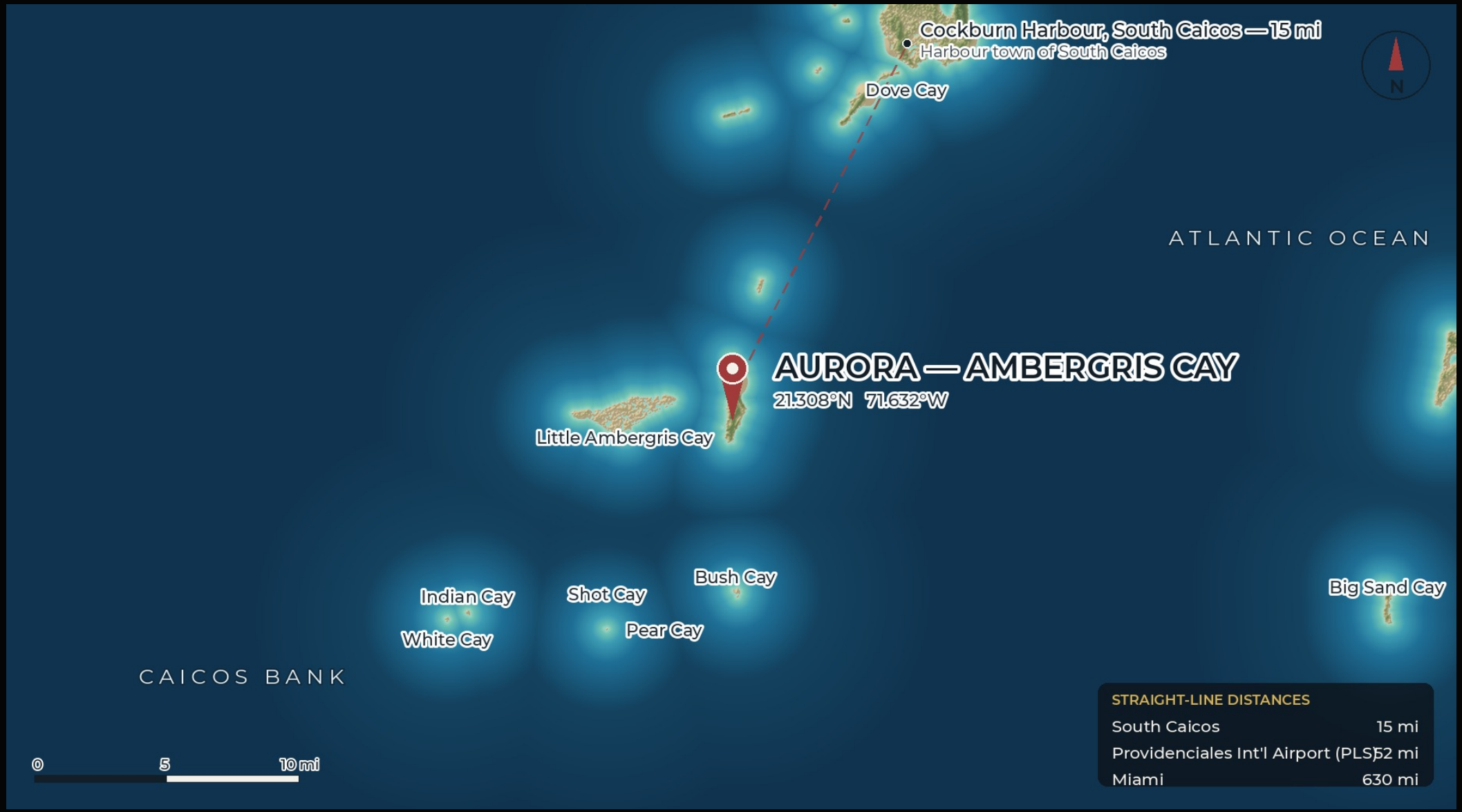
South Caicos 15 mi · Providenciales (PLS) 52 mi · Miami (MIA) 630 mi

3,791 SQ FT • 0.47 ACRES • 4 BEDROOMS • FREEHOLD • PRICE ON APPLICATION

LOCATION

On the Map

SOUTHERN CAICOS ISLANDS • TURKS & CAICOS

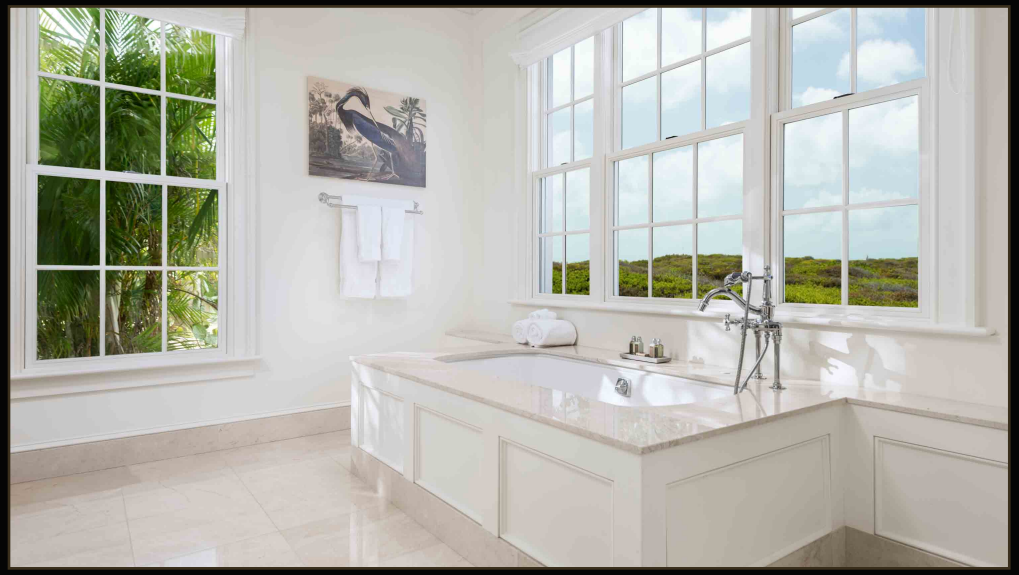


GALLERY

The Estate in Frames



King bedroom opening to the pergola terrace



Bathroom with soaking tub and dune views



The outdoor shower, open to the sea



Aurora from the air — the Atlantic cliff shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

AURORA

AMBERGRIS CAY, TURKS & CAICOS

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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