PRIVATE ISLANDS INC.

MORNING STAR

AMBERGRIS CAY, TURKS AND CAICOS



THE ISLAND — TERRAIN

3,791 SQ FT · FREEHOLD

COLUMBUS BEACH

21.308°N 71.632°W

ELEVATION — SUMMIT 89 FT



THE ESTATE

At a Glance

LOCATION	Above Columbus Beach
TITLE	Freehold
RESIDENCE	Four-bedroom oceanview villa
INTERIOR	3,791 sq ft
LOT	0.47 acres
BED / BATH	4 bedrooms · 4.5 bathrooms

FROM THE VILLA TO THE SAND

Morning Star stands approximately 50 metres from the beach — close enough to hear the water — and approximately 200 metres from the island's tennis and pickleball courts.

ISLAND VITALS

PRICE
NOT PRINTED

INTERIOR
3,791 sq ft

TITLE
Freehold

LOT
0.47 acres

BEDROOMS
4

BATHROOMS
4.5

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REGION — TURKS & CAICOS — AMBERGRIS CAY

Buyers on Ambergris Cay take full title: freehold absolute under the Registered Land Ordinance, guaranteed by the Crown, open to international purchasers, no title insurance required. The tax side is as clean — no income, capital gains, inheritance or annual property taxes; a single 6.5 percent stamp duty on resale.





THE SETTING

A Hillside Above the Beach

Morning Star is set on the hillside above the sandy north end of Columbus Beach, with a partial ocean view and direct access to the beach. The villa stands approximately 50 metres from the sand and approximately 200 metres from the island's tennis and pickleball courts — the island's pleasures arranged around it, its privacy intact.

THE HOUSE

Single Level, Sea-Facing

A single-level villa of 3,791 square feet on 0.47 acres, Morning Star keeps everything on one easy floor: living spaces that open to the terrace and pool, and the ocean held in view from room to room.

INSIDE MORNING STAR

Four Bedrooms, All Ensuite

Four bedrooms and 4.5 bathrooms: three bedrooms with king beds and one with twin beds that convert to a king, all with ensuite bathrooms. The primary bedroom's ensuite adds a jacuzzi tub and an outdoor shower. A full kitchen, dining area and living room are joined by a powder room and laundry room.

OUTSIDE

Pool Deck & Pergola Shade

A private heated swimming pool and pool deck take in the ocean views, and the pergola terrace gives the day its second living room. Morning Star is completely furnished under the Turnkey Collection, ready for its owners; residents navigate the island by private electric golf cart.





LAND AND WATER

Columbus Beach, Steps Away

From Morning Star's hillside the land falls gently to the sandy north end of Columbus Beach — the island's long Atlantic shore. Beyond it lie Caicos Bank shallows and reef: bonefishing flats ranked among the Caribbean's best, guided reef and deep-sea fishing, seasonal humpback whale watching, and the offshore Tiki Bar for the end of the day.

KNOWN FOR

A single-level oceanview villa 50 metres from Columbus Beach on a 1,100-acre private island — heated pool, direct beach access, and the run of the resort's amenities.

DAYTIME HIGH ±90°F · NIGHT LOW ±68°F



BY AIR

Touch Down on the Island

Ambergris Cay's private 5,700-foot paved runway takes Gulfstream, Falcon and Bombardier class aircraft up to 28 metres, and customs and immigration are handled on the island itself — from wheels-down to Morning Star's terrace in minutes. Flights are by the island's private planes or private charter only.

THE GATEWAYS

Fifty Miles from Providenciales

Providenciales International Airport (PLS), 52 miles away, flies direct to 16 US and 3 Canadian airports. South Caicos (XSC), 15 miles across the bank, connects directly to Miami — and from Miami the island's 600-mile separation from the mainland begins to feel like nothing at all.

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



The primary ensuite — jacuzzi tub, garden views



Kitchen pass-through with breakfast bar



Outdoor shower in pebble tile



Pergola lounge above Columbus Beach



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

MORNING STAR

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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