PRIVATE ISLANDS INC.

NEPTUNE

AMBERGRIS CAY, TURKS AND CAICOS



5,782 SQ FT · FREEHOLD

COLUMBUS BEACH

21.308°N 71.632°W

ELEVATION — SUMMIT 89 FT



THE ESTATE

At a Glance

LOCATION	Columbus Beach, Ambergris Cay
TITLE	Freehold
RESIDENCE	Three-bedroom oceanview villa
INTERIOR	5,782 sq ft
LOT	0.30 acres
BED / BATH	3 bedrooms · 3.5 bathrooms

FROM ITS TWIN, POSEIDON

Neptune sits 100 metres from Poseidon, and the two combine as a six-bedroom setup — a rare pairing for families or groups travelling together, each house keeping its own pool and privacy.

ISLAND VITALS

PRICE
NOT PRINTED

INTERIOR
5,782 sq ft

TITLE
Freehold

LOT
0.30 acres

BEDROOMS
3

BATHROOMS
3.5

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REGION — TURKS & CAICOS — AMBERGRIS CAY

Every Ambergris Cay residence conveys with full title — freehold absolute under the Registered Land Ordinance, guaranteed by the Crown, open to international buyers, no title insurance needed. The fiscal regime is just as light: no income, capital gains, inheritance or annual property tax — a one-time 6.5 percent stamp duty on resales.



Arrival frontage — steps from the sandy drive



THE SETTING

On the Sand at Columbus Beach

Neptune stands on Columbus Beach itself, with direct access to the sand and a heated private pool between the house and the sea. Split-level, it wakes to sunrise views over Columbus Beach — the day arranged by the light.

THE HOUSE

Two Levels, Two Moods

The upper floor is given to gathering: an open-plan living and dining area and a full kitchen above the water. The ground floor runs at beach pace — a second living area with space for two single daybeds, opening to the pool deck and the shore.

INSIDE NEPTUNE

The Primary Suite Upstairs

Neptune offers 5,782 square feet on 0.30 acres, with three bedrooms and 3.5 bathrooms. The upper-floor primary bedroom (king bed) has a soaking tub and outdoor shower; the ground floor holds two further king bedrooms, each with an ensuite bathroom, plus a powder room and laundry room.

THE NEIGHBOURHOOD

Dinner, a Short Ride Away

Calico Restaurant is a 10–15 minute walk or 3-minute ride; Monck Beach and the Club House are a 6-minute ride, and residents move about the vehicle-free island by private electric golf cart. Like every Turnkey Collection residence, Neptune is completely furnished and ready to welcome new owners.







LAND AND WATER

Sunrise Over Columbus Beach

Neptune's beach is its front garden: Columbus Beach at the door, the Atlantic beyond, and the Caicos Bank behind. The island's waters offer bonefishing flats among the Caribbean's finest, guided reef and deep-sea fishing, seasonal humpback whale watching, and gatherings at the offshore Tiki Bar.

KNOWN FOR

A split-level villa directly on Columbus Beach — heated pool, sunrise views, and its twin Poseidon 100 metres away for six-bedroom gatherings.

DAYTIME HIGH ±90°F · NIGHT LOW ±68°F



BY AIR

The Island's Own Runway

Ambergris Cay receives its owners on a private 5,700-foot paved runway, clear for Gulfstream, Falcon and Bombardier class aircraft up to 28 metres. With customs and immigration on the island, arrivals step from the aircraft to a golf cart — and from there to Neptune. Access is by the island's private planes or private charter only.

THE GATEWAYS

Miami, Providenciales, South Caicos

The island lies some 600 miles south of Miami. Providenciales International Airport (PLS) flies direct to 16 US and 3 Canadian airports, while South Caicos (XSC) — 15 miles away — has direct flights from Miami, making Neptune an easy two-hop from almost anywhere in North America.

DISTANCES — STRAIGHT LINE

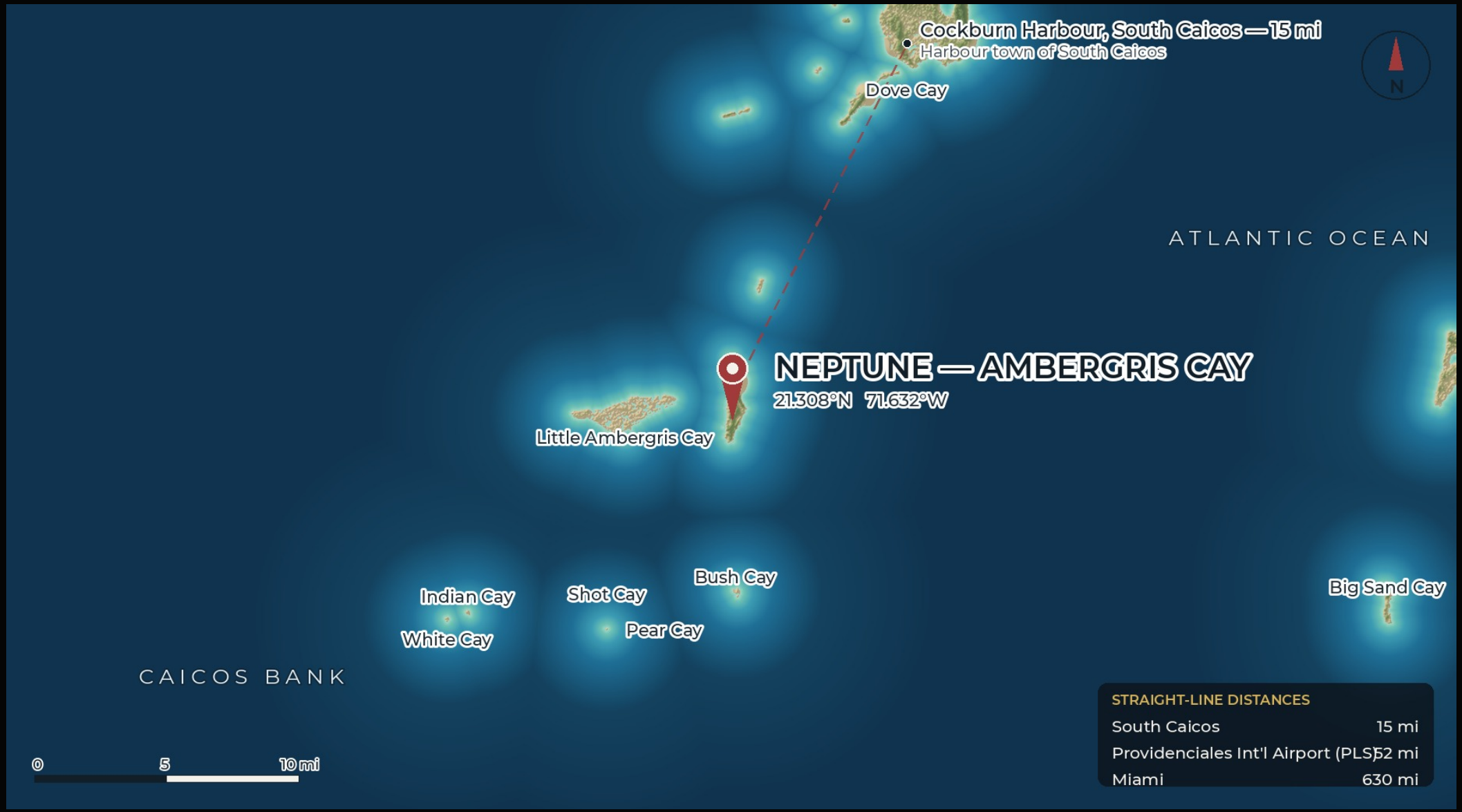
South Caicos 15 mi · Providenciales (PLS) 52 mi · Miami (MIA) 630 mi

5,782 SQ FT • 0.30 ACRES • 3 BEDROOMS • FREEHOLD • PRICE ON APPLICATION

LOCATION

On the Map

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GALLERY

The Estate in Frames



The primary bedroom — balcony doors, ocean beyond



Primary bathroom — twin vanities, soaking tub



The kitchen, from the dining area



The pergola terrace at dusk



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

NEPTUNE

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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