PRIVATE ISLANDS INC.

SEA BREEZE

AMBERGRIS CAY, TURKS AND CAICOS



THE ISLAND — TERRAIN

2,572 SQ FT · FREEHOLD
OCEANFRONT BUNGALOW

21.308°N 71.632°W

ELEVATION — SUMMIT 89 FT



THE ESTATE

At a Glance

LOCATION	Ambergris Cay, Turks and Caicos
TITLE	Freehold
RESIDENCE	Two-bedroom oceanfront bungalow
INTERIOR	2,572 sq ft
GUESTS	Accommodates five
STATUS	Under contract

A BOARDWALK TO DINNER

A private boardwalk connects Sea Breeze to Calico Jack Restaurant and Monck Beach, while its infinity-edge pool and firepit face the other way — west, over the Caicos Banks, toward the sunset over Little Ambergris Cay.

ISLAND VITALS

PRICE
NOT PRINTED

TITLE
Freehold

GUESTS
5

INTERIOR
2,572 sq ft

BEDROOMS
2

STATUS
Under contract

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THE BUNGALOW

A Jewel in the Crown

Sea Breeze is a two-bedroom oceanfront bungalow on Ambergris Cay — Pauline Barclay calls it “a little Jewel in the Crown”, and it is the only two-bedroom property in the Turnkey Collection. A heated private pool fronts the water, and a boardwalk connects the bungalow to Calico Jack Restaurant and Monck Beach.

INSIDE SEA BREEZE

Glass Walls, Wide Veranda

Sea Breeze offers 2,572 square feet and sleeps five. The primary bedroom holds a king bed and an ensuite with a soaker tub and outdoor shower; the second bedroom's twin beds convert to a king, with the same ensuite arrangement. Between them, an open-concept living space behind floor-to-ceiling glass opens to a large wrap-around veranda with seating and a wet bar, and an electric golf cart comes with the residence.

THE ISLAND

Ambergris Cay

Six hundred miles south of Miami, Ambergris Cay spreads 1,100 acres across the southern Turks and Caicos — roughly 3.3 miles by 1.5 — pairing an inclusive luxury resort with a small enclave of private homeowners and never more than 150 guests on the island at once. Days run to bonefishing, guided reef and deep-sea fishing, whale watching in season, tennis, pickleball and padel, e-bike trails, the Elevate Spa and the offshore Tiki Bar.

OWNERSHIP

Turnkey, and Looked After

Sea Breeze comes completely furnished, ready for its new owners from day one. The island's dedicated property management handles villa, landscaping and pool maintenance, pre-arrival provisioning, and private dining or household staff by arrangement — ownership here is designed to begin with arrival, not with a works list.







LAND AND WATER

Over the Caicos Banks

The bungalow faces the Caicos Banks, its private infinity-edge pool pouring visually into the shallows below. Across the water sits Little Ambergris Cay, and the sunset drops behind it — the view the deck, the veranda and the firepit were all arranged around. By day the boardwalk leads to Monck Beach; by evening the light does the entertaining.

KNOWN FOR

The Turnkey Collection's only two-bedroom bungalow — an infinity-edge pool over the Caicos Banks and sunsets over Little Ambergris Cay.

DAYTIME HIGH ±84°F · NIGHT LOW ±77°F



BY AIR

Straight to the Cay

The island's private runway runs 5,700 feet — long enough for Gulfstream, Falcon and Bombardier jets up to 28 metres — and customs and immigration are handled on Ambergris Cay itself, so the trip from touchdown to terrace takes minutes.

THE GATEWAY

Via Providenciales

Most owners route through Providenciales International Airport (PLS), which receives direct flights from 16 US and 3 Canadian airports. The onward hop is by the island's private planes or charter only, and the island itself is vehicle-free — residents get about by golf cart, Sea Breeze's included.

DISTANCES — STRAIGHT LINE

Cockburn Harbour, South Caicos 15 mi · Providenciales (PLS) 52 mi · Miami 630 mi

2,572 SQ FT • 2 BEDROOMS • FREEHOLD • INFINITY-EDGE POOL

LOCATION

On the Map

AMBERGRIS CAY • SOUTHERN TURKS AND CAICOS



GALLERY

The Estate in Frames



The primary bedroom, with its door to the deck



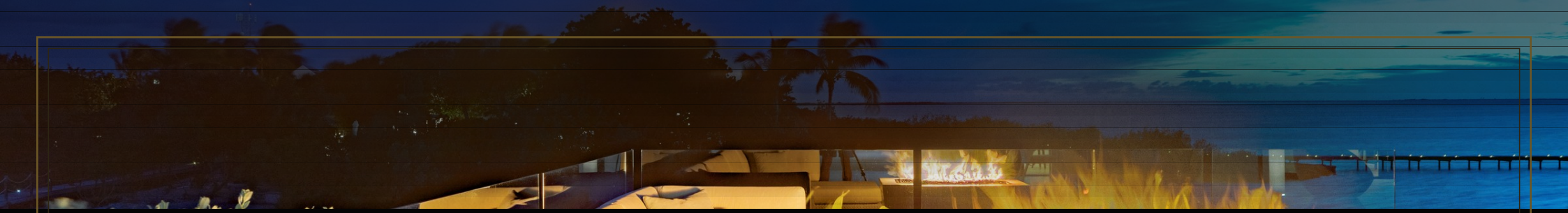
The ensuite — double vanity, glass shower, soaker tub



Veranda dining, with the deck and sea beyond



Dusk on the veranda, the firepit lit



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

SEA BREEZE

AMBERGRIS CAY, TURKS AND 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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