



Water Cay

TURKS AND CAICOS — CARIBBEAN

Three hundred eighty-one acres of untouched tropical wilderness, Water Cay is the closest privately owned landmass to Providenciales — a 7,000-foot sweep of white-sand beachfront along its northern shore, rolling green ridgelines with 360-degree views, and flexible tourism zoning. Ten minutes by boat from Leeward marina, it is offered with a 1.37-acre mainland canal lot and a Grace Bay retail and office unit — a complete platform for the most ambitious resort or private-estate vision in Turks and Caicos.

USD 80,000,000

381 ACRES — 7,000 FT BEACHFRONT — FREEHOLD

THE ESTATE

At a Glance

PRICE	USD 80,000,000
LOCATION	Turks and Caicos, Caribbean
ACREAGE	381 acres
BEACHFRONT	7,000+ ft of white-sand beach (northern shore)
TOPOGRAPHY	Rolling ridgelines; 360-degree views of the Caicos Bank
ZONING	Flexible tourism zoning
MAINLAND ASSETS	1.37-acre canal-front lot in Leeward + 2,685 sq ft Grace Bay retail/office unit
ACCESS	10-minute boat ride from Leeward marina, Providenciales
TENURE	Freehold
STATUS	Available — for sale

ISLAND + MAINLAND

The offering pairs 381 undeveloped acres with a 1.37-acre canal-front lot in Leeward and a Grace Bay retail and office unit — a ready-made ferry terminal, welcome center and sales office for a resort vision.

ISLAND VITALS

COORDINATES	ELEVATION
21.851°N, 72.119°W	26 ft
SHORELINE	WATERS
White sand, ironshore	Caicos Bank, Atlantic





THE ISLAND

Water Cay

Water Cay is Turks and Caicos at its most elemental: 381 acres of pristine tropical terrain separated from Providenciales by a ribbon of turquoise. The northern shore runs over 7,000 feet of powder-white beachfront — the kind of shoreline that anchors world-class resorts — while the southern edge is a quieter world of mangrove channels and ironshore.

THE CANVAS

A Blank Canvas at Trophy Scale

Elevated ridgelines run the island's length, offering 360-degree views over the Caicos Bank and the Atlantic. With flexible tourism zoning and the closest private landmass to Providenciales, the island can carry the Caribbean's next landmark resort, a villa community, or one of the region's largest private estates.

THE TOPOGRAPHY

Ridges With 360-Degree Views

The island's rolling green ridgelines are a developer's gift: natural elevation for estate sites, resort buildings and lookouts, with unbroken views across the shallows of the Caicos Bank and open Atlantic water.

MAINLAND ASSETS

The Leeward Lot & Grace Bay Office

The 1.37-acre canal-front lot in Leeward serves as a private embarkation point — a ferry terminal or welcome center ten minutes from the cay. The Grace Bay retail and office unit adds a commercial footprint in the island's premier shopping district.





LAND & WATER

7,000 Feet of White-Sand Beach

The northern shore is the prize: over 7,000 feet of white-sand beachfront facing the open Atlantic, with the glassy shallows of the Caicos Bank beyond. Behind the beach, undeveloped wilderness rises to elevated ridgelines; to the south, mangrove channels and ironshore complete a rare coastline.

KNOWN FOR

The closest private landmass to Providenciales: 381 undeveloped acres with over 7,000 feet of white-sand beachfront, elevated ridgelines and flexible tourism zoning — Turks and Caicos' great development canvas.



ARRIVAL

Ten Minutes From Provo

A 10-minute boat ride from Leeward marina on Providenciales — the island is the nearest privately owned landmass to Provo, keeping staff, supplies and guests within easy reach of an international airport.

THE MAINLAND HUB

Leeward Lot + Grace Bay Unit

The included 1.37-acre canal-front lot in Leeward functions as the island's front door — ferry terminal, welcome center or owner's embarkation point — while the Grace Bay office adds a mainland commercial presence.

THE VISION

Resort, Marina or Private Estate

Flexible tourism zoning leaves every door open: a landmark beach resort, a private marina community, a villa estate program — or simply the Caribbean's largest private backyard.

TURKS AND CAICOS — CARIBBEAN

LOCATION

On the Map

TURKS AND CAICOS — CARIBBEAN

LOCATION



WATER CAY

Turks and Caicos • 21.851°N, 72.119°W

DISTANCES

Providenciales	11 mi
Providenciales Intl Airport (PLS)	11 mi
Leeward Marina	8 mi

ELEVATION & CLIMATE

High point	26 ft above sea level
Summer high (Aug avg)	83°F
Winter low (Feb avg)	75°F
Ocean water temp	78-85°F

ACCESS

- 10-min boat ride from Leeward marina, Providenciales
- Includes 1.37-acre canal-front lot in Leeward
- Grace Bay retail/office unit included

Straight-line distances, approximate.
Sources: mapcarta/GeoNames, FAA, climate aggregators (see sources.txt).

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Water Cay

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USD 80,000,000

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