

# AMBERGRIS CAY

TURKS & CAICOS • CARIBBEAN

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*Six villas for sale on a secluded 1,100-acre private island resort in the quiet Turks and Caicos. Own the private island life from USD 2,650,000, with a full all-inclusive resort, a private runway and your own Island Host behind every residence here.*

## FROM USD 2,650,000

1,100 ACRES • PRIVATE ISLAND • SIX VILLAS FOR SALE • 5,700 FT RUNWAY

## THE ESTATE

# At a Glance

|                |                                     |
|----------------|-------------------------------------|
| PRICE          | From USD 2,650,000                  |
| LOCATION       | Southern Turks & Caicos             |
| ACREAGE        | 1,100 acres                         |
| THE COLLECTION | Six villas, 2 to 4 bedrooms         |
| SETTING        | Private island resort, gated        |
| RUNWAY         | Private 5,700 ft, customs on island |

### STAY FIRST, THEN DECIDE

The island runs as a resort first, so you can live the owner experience before you buy: arrive by the runway, dine at Calico Jack, fish the flats, then decide.

### ISLAND VITALS

|         |                     |         |                          |
|---------|---------------------|---------|--------------------------|
| PRICE   | From \$2,650,000    | ACREAGE | 1,100 acres              |
| ISLAND  | Private and gated   | RUNWAY  | 5,700 ft, private        |
| CUSTOMS | Cleared on island   | GUESTS  | Max ~120 island-wide     |
| VILLAS  | 6 for sale, 2-4 bed | ACCESS  | Via Providenciales (PLS) |

### REGION — TURKS & CAICOS

The quiet end of the northern Caribbean: boutique resorts instead of mega-resorts, and a luxury infrastructure built within a single generation. Ownership is open to international buyers, and Providenciales is a direct flight from 16 North American cities.





#### THE SETTING

## An Island That Kept Itself

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Ambergris Cay runs to 1,100 largely untouched acres in the southern Turks and Caicos, ringed by white sand and some of the clearest water in the Caribbean. At full capacity the island holds roughly 120 guests. That ratio, acres to people, is the real luxury here, and it cannot be built twice.

#### THE TURNKEY COLLECTION

## Six Villas for Sale

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For the first time, six villas are offered for sale as the Turnkey Collection: two to four bedrooms, oceanfront and oceanview, each ready to walk into on closing day. Sea Breeze, a two-bedroom oceanfront bungalow, opens the collection at USD 2,650,000. The remaining residences are priced on request.

#### BESPOKE COMMISSIONS

## Or Build Your Own

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Beyond the six, a limited number of premier beachfront and cliffside parcels are held for Bespoke Commissions: custom residences designed and built for their owners inside the Ambergris Cay community, with the resort's infrastructure already in place around them.

THE INTERIORS

## Pale Wood, White Linen

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Inside, the villas are calm and coastal: pale wood, white linen and wide openings that frame the water from almost every room. Private pools sit off the terraces, and the beach is never more than a short walk or a golf cart ride away.

THE RESORT BEHIND IT

## Looked After, Always

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Ownership comes with a five-star resort quietly working behind your villa. Dining at Calico Jack and the Club House is included, as are premium spirits. Every residence has a dedicated Island Host, the Elevate Spa includes a massage for every adult, and staff have the house ready before you land.

TRY BEFORE YOU BUY

## Stay First

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Because the island is a resort first, you can experience it exactly as an owner would before you commit: the same villa, the same host, the same table at dinner. Stay first, and try it before you buy.





## LAND AND WATER

# Land and Water

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The island is dry tropical landscape at scale: scrub, cactus and salt ponds inland, white sand beaches on the rim, and the Caicos Bank falling away into deep blue. The 17 Beachfront Pool Suites line Monck Beach. Shallow flats surround the island, home to bonefish, tarpon and nesting turtles, and the reef beyond them carries snorkelling and diving in water that stays clear most of the year. Little Ambergris Cay, next door, is a protected wetland of mangrove channels and sandbars.

## KNOWN FOR

The longest private runway in the Caribbean at 5,700 ft. A five-star resort behind every villa. Bonefishing on the flats, a floating bar on Little Ambergris Cay, and never more than about 120 guests on 1,100 acres.



## GETTING THERE

### Access

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The island has its own 5,700-foot private runway, one of the longest private runways in the Caribbean, able to take most private jets, with customs cleared on the island and your villa minutes from the aircraft steps. The island is gated and reached only by that runway or by secure boat transfer. Providenciales, the territory's gateway, is an 18-minute flight away and a direct flight from 16 North American cities: under two hours from Miami, a morning from New York, non-stop from Toronto.

## UTILITIES & SERVICES

### Island Services

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There are no cars on Ambergris Cay, only golf carts. The resort community provides the island's services: reverse osmosis water purification, independent electrical generation, and high-speed internet from the island's own tower, all maintained by the back-of-house operation that keeps the villas serviced whether owners are in residence or away.

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CUSTOMS ON ISLAND • 5,700 FT RUNWAY • 18 MIN FROM PROVIDENCIALES

## LOCATION

# On the Map

SOUTHERN TURKS & CAICOS • CAICOS BANK • CARIBBEAN



## AMBERGRIS CAY

Turks & Caicos • 21.308°N, 71.632°W

### DISTANCES

|                           |        |
|---------------------------|--------|
| Providenciales Intl (PLS) | 52 mi  |
| Grand Turk (GDT)          | 33 mi  |
| Miami Intl (MIA)          | 630 mi |

### ELEVATION & CLIMATE

|                       |                      |
|-----------------------|----------------------|
| Runway elevation      | 9 ft above sea level |
| Summer high (Aug avg) | 90°F                 |
| Winter high (Jan avg) | 81°F                 |
| Sea temperature       | 77-84°F              |

### ACCESS

- Own 5,700 ft private runway (MBAC)
- Customs cleared on the island
- 18-min flight from Providenciales (PLS)
- Secure boat transfer from Providenciales
- Golf carts only on the island

Straight-line distances, approximate.  
Sources: Wikipedia (airport coordinates),  
VisitTCI, weather2travel (CRU / Met Office).

GALLERY

# The Estate in Frames



AURORA, FOUR-BEDROOM OCEANFRONT VILLA



INFINITY POOL DECK



DINING ON THE BEACH



FLAMINGOS IN THE SHALLOWS



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

# AMBERGRIS CAY

TURKS & CAICOS • CARIBBEAN

**FROM USD 2,650,000**

[info@privateislandsinc.com](mailto:info@privateislandsinc.com)

[www.privateislandsonline.com](http://www.privateislandsonline.com)



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