



STUNNING EAST CAICOS OCEANFRONT PARCEL  
Turks & Caicos Islands



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Caicos

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## THE CROWN JEWEL OF TCI - 1,407 acres on East Caicos

East Caicos is an uninhabited island of 18 square miles located at the end of the Caicos Bank in the Turks & Caicos Islands. On the north coast lies a splendid 17 mile beach supported by a unique ecosystem of fresh water lakes, mangroves and indigenous palm trees. A gentle ridge line rises to the highest elevation in the country providing an ideal elevation for development. Clusters of coral close to the beach provide great snorkeling, with sport fishing and diving just off-coast.

This unique offering represents the only privately owned beachfront parcel on the island. It includes over 1,400 acres with nearly 24,000 feet of ocean frontage; an astounding 12,000 lineal feet of pristine beach frontage protected by a close-in barrier reef and approximately 12,000 feet of southern facing frontage overlooking the spectacular Caicos Banks.

East Caicos remains an unspoiled island gem poised for development as the infrastructure of TCI and international tourism continues to grow. It is easily accessible via helicopter from Providenciales International Airport or by boat from Providenciales, South Caicos or any neighboring island. This offering provides an investor with perhaps the finest freehold opportunity in the Caribbean, where it can either be held without carrying costs for an exclusive island getaway or developed over the long-term.



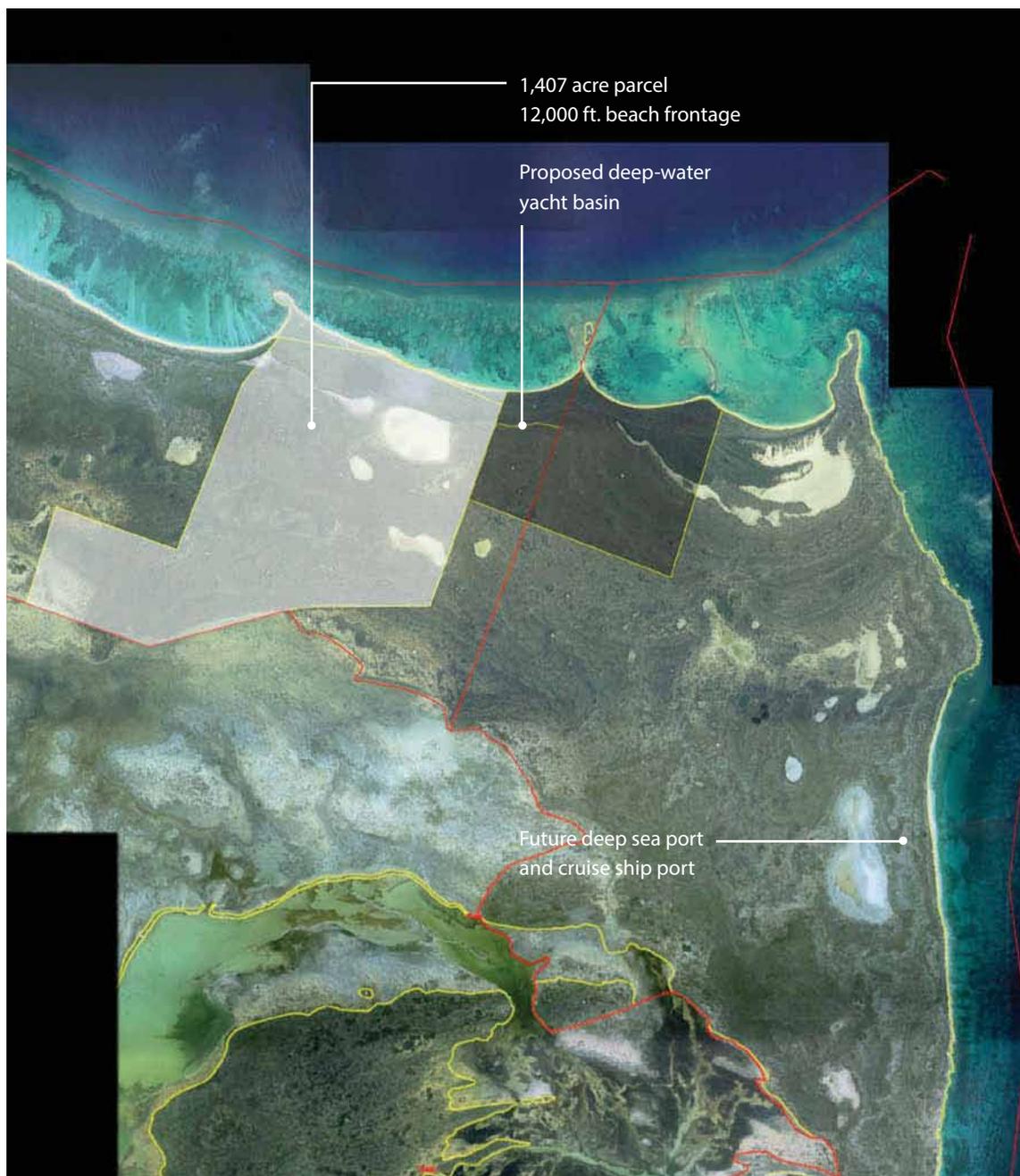
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EAST CAICOS BLOCK 30200 COMBINED  
PRICE: \$25,000,000

This 1,400+ acre parcel comprises 12,000' of pristine beach frontage, providing a rare opportunity to invest in the long term upside of a dynamic island Development Plan consisting of a deep water port, cruise ship port and deep water yacht basin. The Turks & Caicos Government has recently emphasized government's commitment to work with investors to develop the east coast of East Caicos as a deep water shipping port, cruise ship port and deep water yacht basin. While TCIG government is developing it's criteria for Requests for Proposals, consistent with their development study, it continues to attract strong interest in the proposed world class project by investors world - wide. The subject parcel, which spans "water to water" from the northern beach to the southern waters and banks, represents a highly unique and timely opportunity to strategically control access to the rest of the island well before the proposed development plans are formally announced and underway. This "Crown Jewel" is one of only a few privately owned beachfront parcels on the magnificent and uninhabited island of East Caicos, Easily accessible via helicopter from Providenciales or by boat this offering provides an investor with a premier freehold Caribbean opportunity with no annual carrying costs, and only one change in ownership in a century. This parcel offers a unique and secure long - term investment / development opportunity in a pro growth tax haven at a great price. This parcel can be divided into two separate parcels should the investor desire a smaller land holding.

*Vendor open to joint venture and trade opportunities.*



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Block 30200 combined  
represents a shore to  
shore parcel with 12,000  
feet of beach frontage.



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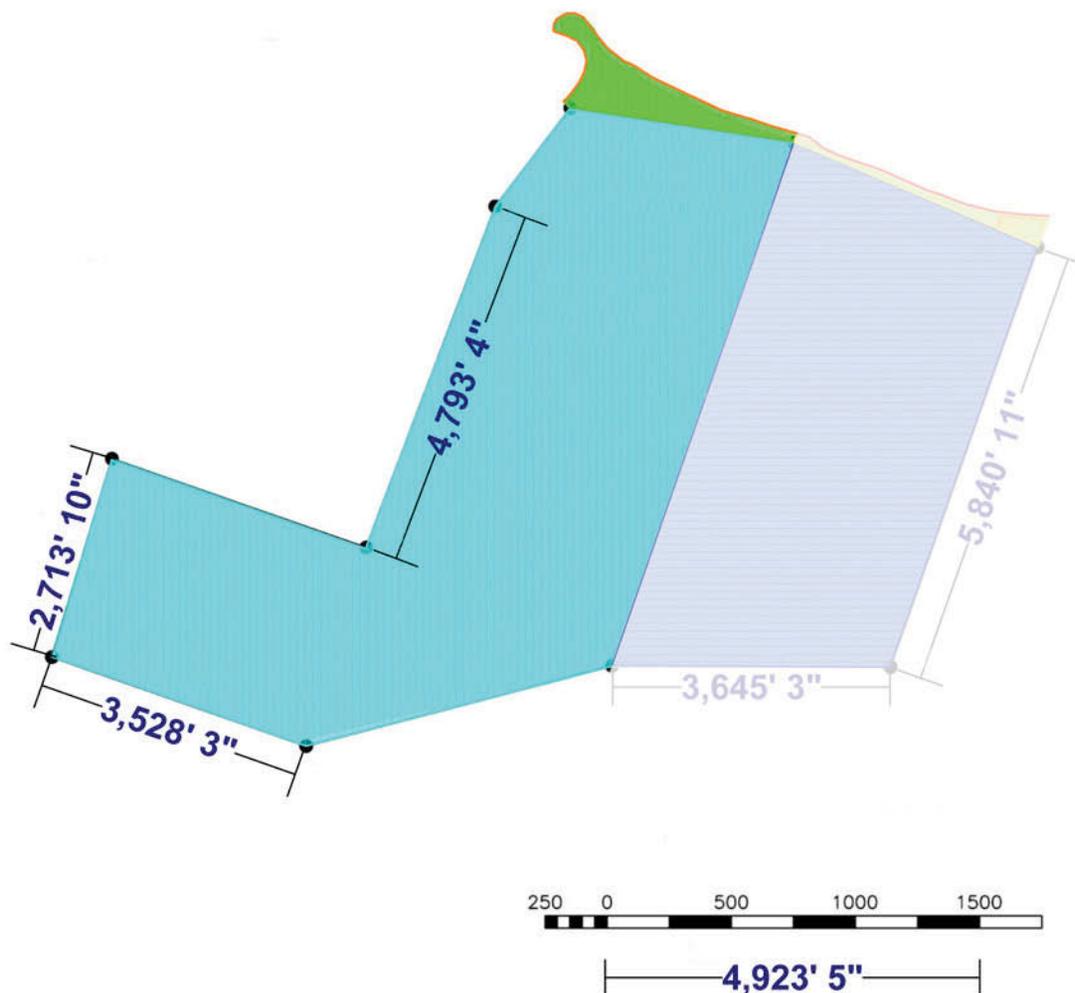
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EAST CAICOS BLOCK 30200 1A – WEST  
PRICE: \$13,750,000

This 894 acre parcel comprises 5,097 feet of flawless northern beachfront in addition to another 3,000 feet of further undevelopable frontage to the northwest, providing a rare opportunity to invest in the long term upside of the dynamic island Development Plan. The subject parcel, which spans “water to water” from the northern beach to the southern waters and banks, represents a highly unique and timely opportunity to strategically control access to the rest of the island well before the proposed development plans are formally announced and underway.

This parcel can be combined with its eastern neighbor, which comprises, 532 acres and nearly 3,500’ of pristine beach frontage, to create a more robust land holding and perhaps the finest of its kind in the Caribbean.

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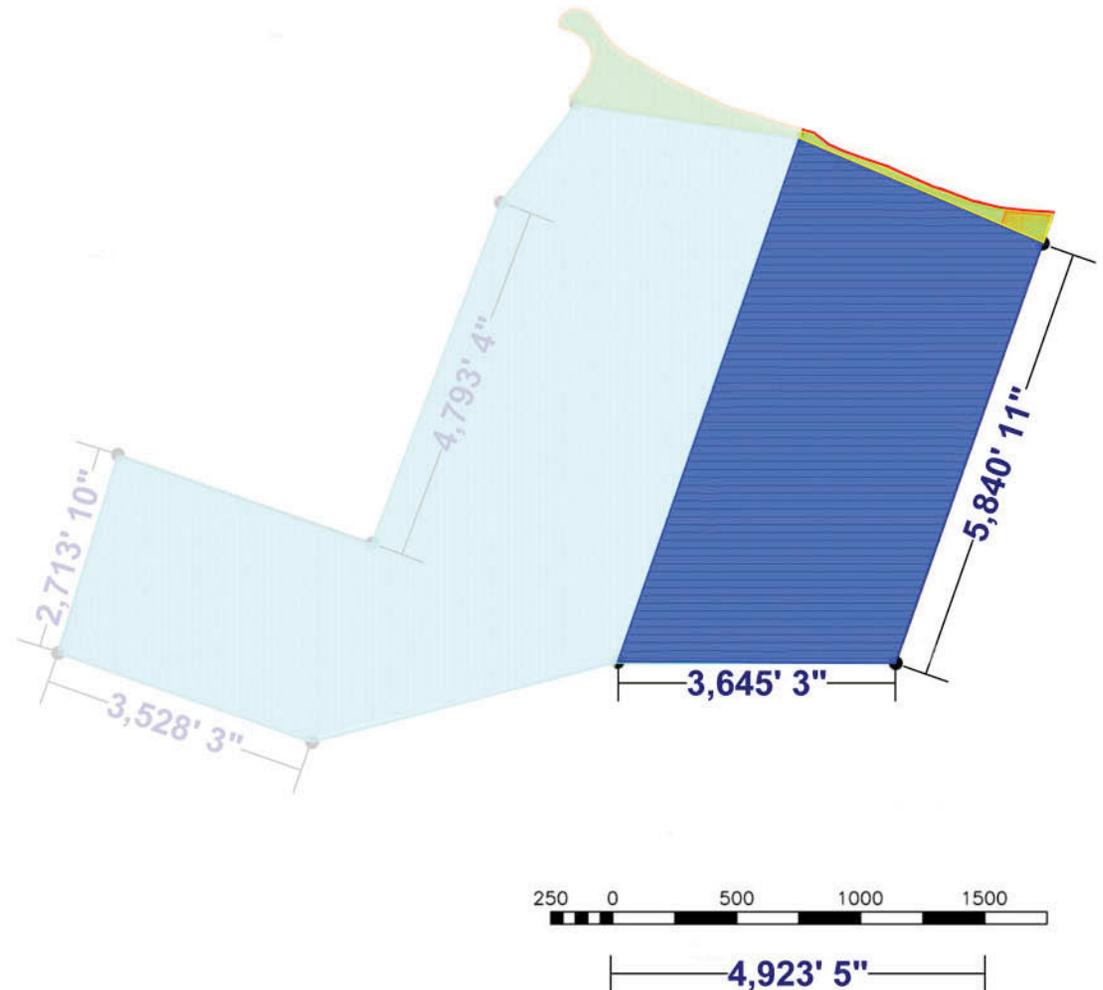
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EAST CAICOS BLOCK 30200 1B – EAST  
PRICE: \$11,250,000

This 532 acre parcel comprises 3,500' of flawless beachfront, provides a rare opportunity to invest in long term upside of dynamic island Development Plan. As the western neighbor to the proposed development project, the subject parcel represents a highly unique and timely opportunity to control the western neighbor before the proposed development plans are formally announced and underway.

This parcel can be combined with its western neighbor, which comprises, 894 acres and nearly 5,097' of flawless beach frontage to create a more robust land holding and perhaps the finest of its kind in the Caribbean.

*Vendor open to joint venture and trade opportunities.*

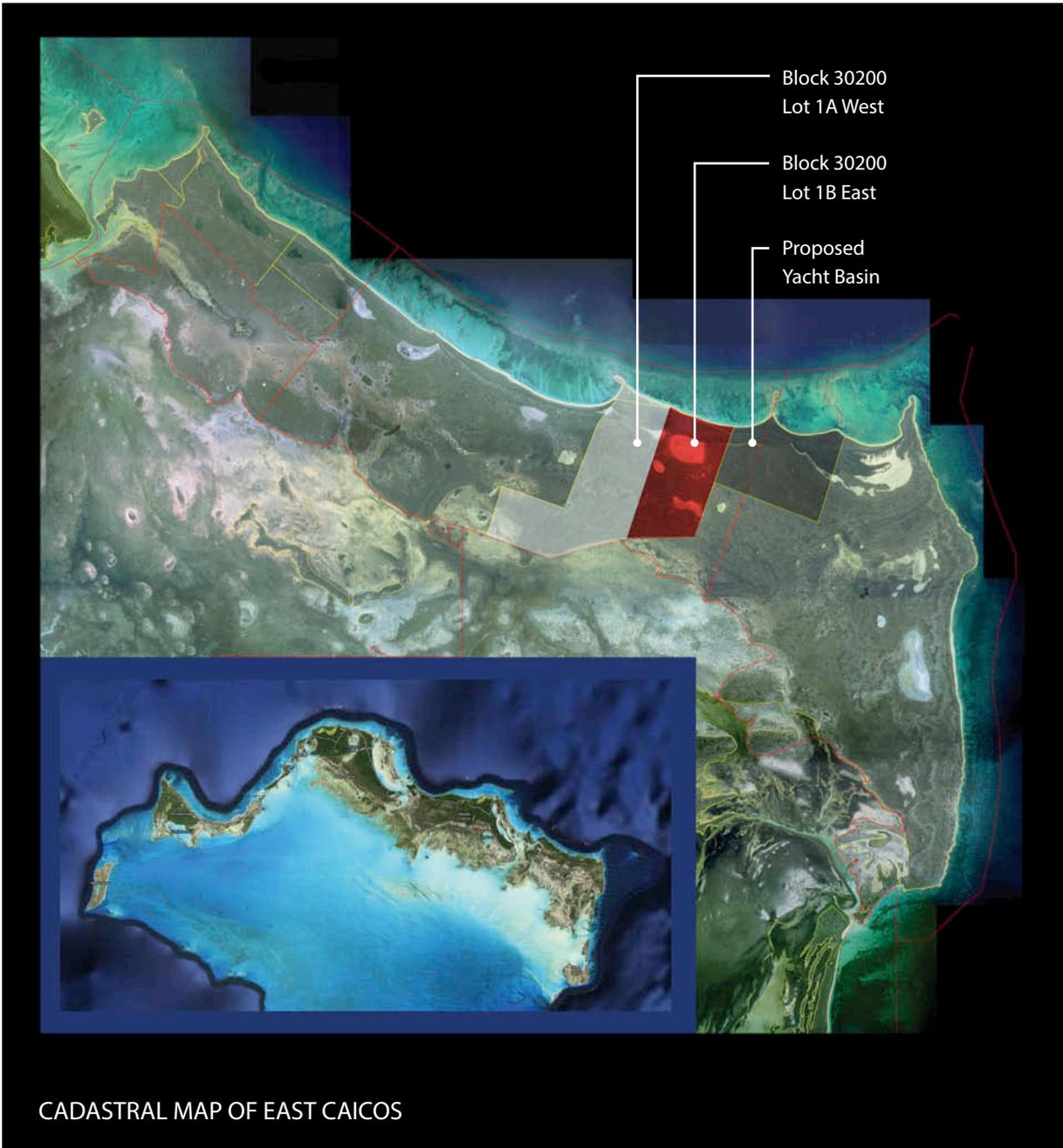


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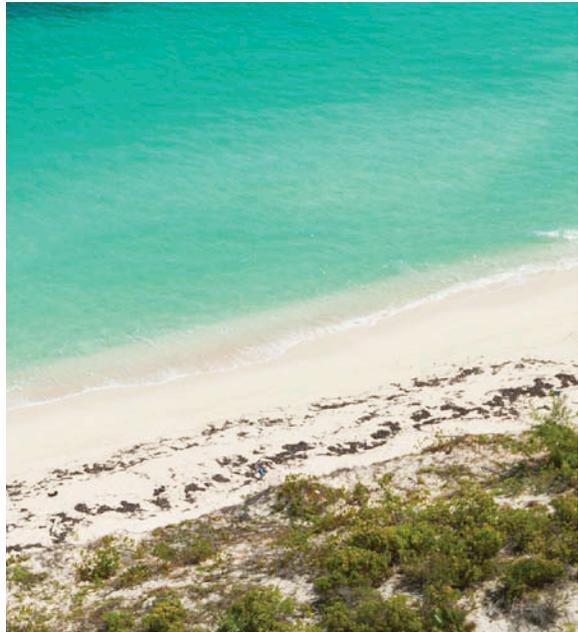
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FROM SHORE TO SHORE - Lot A West spans the width of the island offering unprecedented access opportunities



CADASTRAL MAP OF EAST CAICOS



## OUT ISLAND RESURGENCE

The Turks & Caicos have experienced a real estate revival with investor and developer activity as the destination continues to attract international attention. The out islands in particular have had increased activity with the revitalization of the West Caicos Molasses Reef project, the launch of the Villas at Great House on South Caicos, the sale of Joe Grant's Cay, new development on Grand Turk along with the cruise center hub. Additionally there is substantial interest in re-igniting the Dellis Cay project. Real estate sales over the past three years have held steady for North Caicos, Middle Caicos and Grand Turk with dramatic increases on South Caicos, Parrot Cay and Pine Cay. The latest news article announcing the proposed linking of the islands, discussion of an additional cruise port and future growth potential make these East Caicos parcels well positioned as early buy-in investments.



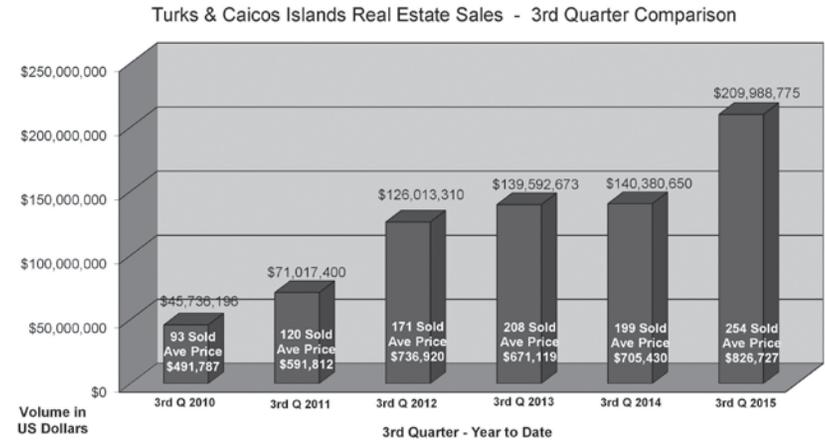
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## A REAL ESTATE DESTINATION

From the acclaimed Amanyara on the northwest point of Providenciales to the renowned Parrot Cay, the Turks & Caicos Islands is a magnet for “A-listers” and travellers seeking the best in island travel. The center point is Grace Bay Beach, with its high-end resort condominium developments anchored by the five-star Grace Bay Club. Just behind these resorts lies “uptown” Grace Bay with a wonderful array of retail dining, spas and services. The Providenciales International Airport boasts a brand new runway capable of handling large jets and the terminal is in the midst of a major expansion. There are currently two FBOs for private aircraft on Providenciales. The South Caicos airport, scheduled to be completed in the summer of 2017, will be the primary access point for East Caicos and will greatly enhance accessibility.

The resilient Turks & Caicos real estate market is busier and brighter than at any time in the past 5 years. Investor and developer activity is vibrant as the destination continues to attract international investors. Interest comes from such diverse places as the US, Canada, Europe, Russia, Asia and South America. Increased investor activity is leading to value increases in top-tier commercial parcels, as scarcity is again on the horizon. Major projects, on a variety of islands are in the pipeline including the newly announced Ritz-Carlton on Grace Bay, the proposed W project and another major parcel slated for development plus the resumption of the former Molasses Reef West Caicos project.



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## THE TURKS & CAICOS ISLANDS

The Turks & Caicos Islands, British West Indies, are a British Crown Colony located 525 miles southeast of Miami, with over thirty islands in its stunning, beach laden archipelago. The main island of Providenciales is easily accessible via private aircraft and many commercial airlines via direct flight from a host of US and Canadian cities. English is the primary spoken language and the US Dollar is the local currency. There are no property or income taxes and the country is extremely welcoming to inward investment. With a resident population of around 35,000 and annual tourist arrivals of approximately 400,000 and growing, the Turks & Caicos Islands' star is rising as an award winning and much desired tourist destination.

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### APPROXIMATE FLIGHT TIMES

Atlanta	2:30 hrs	London, UK	12 hrs
Charlotte	2:50 hrs	Miami	1:20 hrs
Boston	3:10 hrs	New York	3:10 hrs
Ft. Lauderdale	1:30 hrs	Toronto	3:30 hrs



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