



WATER CAY

Turks & Caicos Islands

**The Finest Luxury
Development Land Opportunity in the Caribbean**



Turks &
Caicos

Sotheby's
INTERNATIONAL REALTY

Water Cay

Highly Prized Land With 7,000 Feet of Beach Frontage



Water Cay Highlights



- Closest private island to main island of Providenciales
- Only a 10 minute boat ride from proposed welcome center canal site in Leeward
- Gentle elevation perfect for development
- 432 acres and 7,000 feet of prime northern beach and ocean front with translucent waters
- Ecological wonder - with the uninhabited Half Moon Bay beach and Little Water Cay to the west and the sparsely populated Pine Cay and its flawless beaches to the east offer miles of walking beaches in both directions

Water Cay - Easy Access



- Water Cay is by far the closest and most easily accessible private island / cay in the Turks and Caicos.
- The Water Cay point of access on Providenciales is only a 15 min car ride from the International Airport followed by a 10 minute boat ride in fully sheltered and calm waters.
- With a dedicated dock location secured and the completion of Blue Haven Marina, Water Cay represents the finest in private island living with the ease of access only available to Water Cay.

Water Cay - Canal Lot



- Canal front lot on wide canal in Leeward, protected and highly accessible. Proximate to Blue Haven Resort and Marina.
- The 1.37 acre canalfront site, with approximately 200 feet of frontage, is an ideal location for a private welcome center and boat shuttle launch.
- Leeward location is an approximate 20 minute ride from Providenciales International Airport.

Water Cay - Proposed Access Channel



Dimensions are approximate and subject to Government Planning Approval

- The south side of Water Cay has a natural access location whereby a proposed plan is in place to dredge a channel from the interior waterway into this natural protected basin.
- A further plan to dredge the area to the west of the protected preserve for full entrance to Water Cay. See Cadastral Map on page 12 for more details on the Block and Parcels within this real estate offering.

Water Cay Office Space - Regent Village



- Regent Village, located in the heart of Grace Bay, is the premium location for commercial, for offices, retail and dining venues.
- Included in the Water Cay offering is a 2,685 SF office space on prominent corner of the East Village.
- Ideal for a sales center and management offices



Water Cay Beaches



Water Cay's Exceptional Frontage

WHY OWN IN TURKS & CAICOS?

The Turks & Caicos Islands offers a unique combination of some of the world's most beautiful waters, a diverse and intimate group of islands and cays, a historically low tax environment, high quality properties and wonderful accessibility from the United States and Canada, as well as one-stop flights from London. An inviting landscape and inviting people define these islands.

INVESTMENT & LIFESTYLE BENEFITS

- There are no restrictions on foreign property ownership.
- Title can be held personally or in a local Corporation or Trust.
- There is no imposed requirement to develop land within a stipulated time. Undeveloped land can be held indefinitely for future use or investment.
- A Permanent Residency Certificate can be qualified for with a Real Estate Investment under certain parameters.
- The Turks & Caicos Islands are a British Dependent Territory. This status ensures a stable political environment and trusted legal system.
- The Turks & Caicos Islands Government guarantees (fee simple) Absolute Title by way of Torrens Land Registration System. Title Insurance is not required.
- The Turks & Caicos Islands have a modern land registry system, making transfer of title simple and accurate.
- A Government Planning and Development Authority oversees all building codes and development plans to ensure the highest standards of land use and construction are maintained.
- The Turks & Caicos public and private sectors have developed an efficient infrastructure including ports, international airport, road systems, schools and utilities.
- Reliable communication facilities including land based and cellular services, high speed and wireless internet.
- The United States dollar is the primary currency.
- Easy commute from major hubs in the US and Canada as well as London, England.
- No Income Taxes on revenue generated from property.
- No Capital Gains Tax on property transfers.
- No Estate or Inheritance Taxes.
- No Corporate Taxes or Exchange Controls.
- Indirect taxation comprises customs duties, stamp duty on certain transactions, and departure tax.
- A one time Stamp Duty charge is payable to the TCI Government on the purchase of your property.
- Along with Real Estate Development growth the Turks & Caicos Islands have experienced a steady appreciation in property values.
- Turks & Caicos Tourism has experienced a steady increase over the past decade and is a top destination for travelers with many repeat visitors.

Visitors and owners from the US, Canada and beyond have discovered and coveted our award-winning beaches and island community, with many echoing the sentiment that they have found in the Turks & Caicos Islands a unique and highly accessible blend of compelling lifestyle, homes and properties, services and quality amenities unlike any other island chain in the region.



Located just 525 miles southeast of Miami, the main island of Providenciales ("Provo") is easily accessible via private jet (with two state-of-the-art FBO's) and commercial airlines via a variety of major airlines and gateway cities to a newly expanded international airport, including Miami, NYC, Newark, Atlanta, Philadelphia, Boston, Dallas, Toronto and London. The Providenciales access point to Water Cay is a 15 minute drive from the airport.





Across the Turks & Caicos Islands, the archipelago has experienced a real estate revival with investor and developer activity as the destination continues to attract international investors from around the world.

Several new luxury villa and resort branded developments are nearing completion with record sales. The newest vertical development, The Ritz-Carlton Residences, has now broken ground and the recently launched Rock House Resort is slated to break ground late 2018. Information on additional pipeline developments will be reported as information becomes available.

CADASTRAL MAP OF WATER CAY



Pine Cay

Out Parcels

Out Parcels

WATER CAY OFFERING
Block 61203
432 Acres and over 7000 Feet
of Beach Frontage

Half Moon Bay
Beachfront

Subject to obtaining Planning Permission with the Turks & Caicos Islands Government, Water Cay's commercial zoning structure provides a developer an open palette for mixed use development. The flexibility to potentially include hotel buildings, condominiums, estate homes and villas. The land use is ideal to accommodate tourism related and/or residential as well as all of the added amenities, including a golf course if so desired.

There is no imposed requirement to develop land within a stipulated time. Undeveloped land can be held indefinitely for future use or investment.



A Premier High End Tourist Destination

Turks & Caicos Islands have become synonymous with industry, leading occupancy and Average Daily Rates for its myriad and diverse luxury resorts. From the acclaimed Amanyara on the northwest point of Providenciales to the renowned private island of Parrot Cay, the Turks & Caicos Islands is a magnet for 'A-listers' and international travelers seeking the best in island travel. The center point is renowned Grace Bay beach hosting multiple high end resort condominium developments. Just behind these resorts lies "uptown" Grace Bay with a wonderful array of retail, dining, spas and services. Turks & Caicos represents the ideal combination of ease of access and luxury.

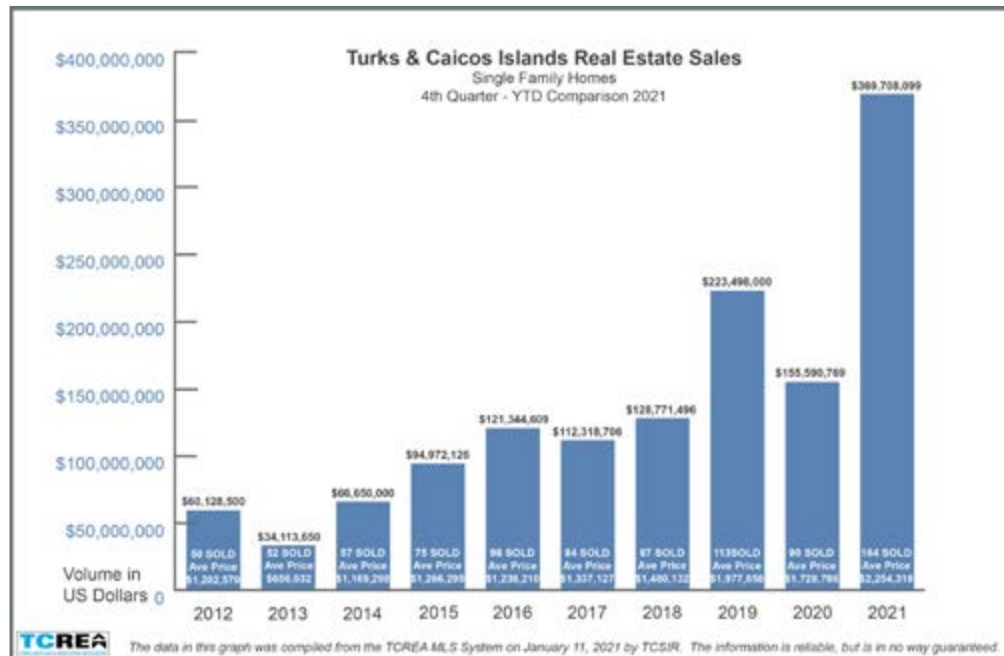
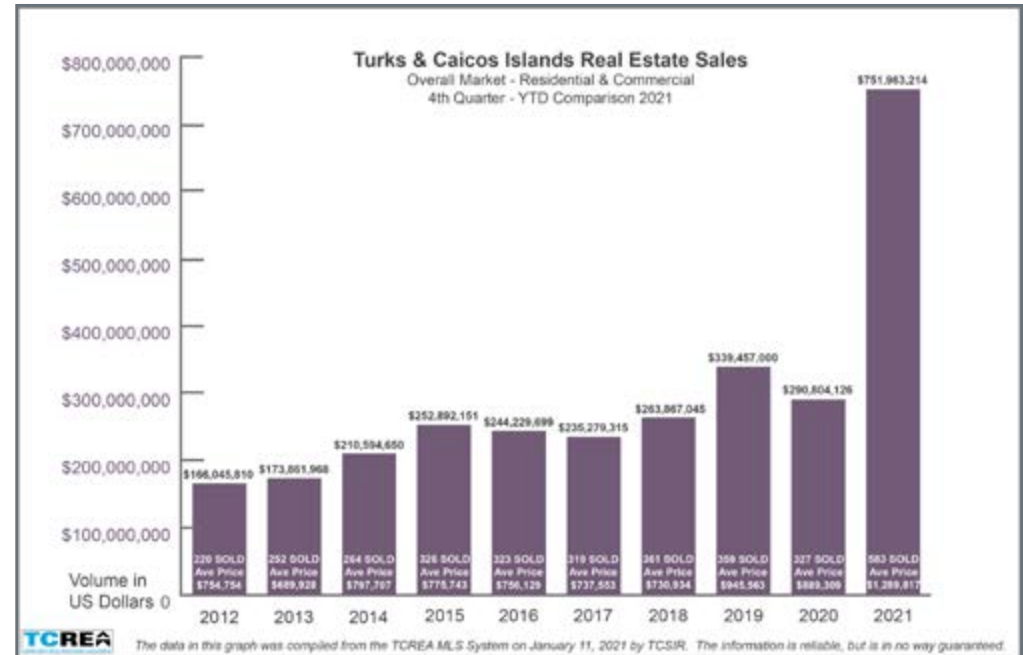
Turks & Caicos boasts stellar occupancy and Average Daily Rates, especially at the top end with average daily rates in excess of \$1,000 per night. And, its quality tourism is the envy of much of the Caribbean with strong growth fore-casted as the Turks & Caicos brand continues to gain momentum internationally.



Turks & Caicos Real Estate Market

The headline for our 2020 Year End Report read: “2020 Turks & Caicos Real Estate Market Closes Like a Champ”. Then, with each quarterly report throughout this past year, we witnessed record breaking sales and it became clear that we were heading for a historic year.

And what to say about a supernova year where our annual sales volume increased 158.5% from \$290M to \$751M!! Where Single Family Homes accounted for a whopping \$369M, up 137% over last year’s \$155M, with average prices up 30%, from \$1.72M to \$2.25M. And where Condominium sales, led by the completion of The Ritz-Carlton, improved by 282%, from \$59M to \$225M, with a 33.5% increase in average price from \$1.03M to \$1.38M! with average prices up 30%, from \$1.72M to \$2.25M. And where Condominium sales, led by the completion of The Ritz-Carlton, improved by 282%, from \$59M to \$225M, with a 33.5% increase in average price from \$1.03M to \$1.38M!



Luxury Villa & Condominium Sales 2021

Demand for condominiums continues to be frenetic for quality upper-level beachfront units with owners holding dear to their places. Days on market are short with high elasticity in price for the better inventory. The new projects will help to fulfill over a decade of pent-up demand and increase its share of all sales beyond the existing 30%. From Trophy properties to managed and stand-alone villas, Single Family Homes owned the day, accounting for 49% of the total market. Significant sales included Turtle Tail Estate at \$20.25M, Coral Pavilion at \$15M, Beach Enclave Grace Bay at \$10.2M, Villa Chill at \$10M (all Listed and Sold by TCSIR) and Villa Salacia at \$16M (Sold by TCSIR). Several off market properties, at significant price points, transacted that were not recorded on MLS. New Development sales posted on MLS accounted for 18% of gross sales volume in this segment, with most New Development sales still pending as the aforementioned figures do not account for the \$460,000,000 in Pending and Conditional transactions on our MLS, led by South Bank, Rock House and The Strand.

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Offered at \$49M

