PRIVATE ISLANDS INC.

AMBERGRIS CAY

TURKS AND CAICOS, CARIBBEAN



1,100 ACRES · FREEHOLD

SIX TURNKEY VILLAS FOR SALE

21.302°N 71.633°W



THE ESTATE

At a Glance

LOCATION	Southern Turks and Caicos
LAND AREA	1,100 acres
TITLE	Freehold
COLLECTION	Six turnkey villas
RUNWAY	5,700-ft private runway
SUMMIT	89 ft

SIX TURNKEY VILLAS, READY TO MOVE INTO

Six furnished residences of two to four bedrooms, oceanfront and oceanview, spaced generously across the island, with homesites and estate parcels releasing in November.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
1,100 acres

TITLE
Freehold

SUMMIT
89 ft

WATERS
Caicos Bank · Atlantic

GATEWAY
Providenciales

www.privateislandsonline.com/caribbean/turksandcaicos/ambergris-cay-turks-and-caicos

REGION — TURKS AND CAICOS

The Turks and Caicos Islands are the exclusive end of the northern Caribbean: forty low limestone islands and cays at the south-eastern tail of the Bahama chain, most of them uninhabited. Ambergris Cay sits at the southern edge of the Caicos Bank, in the archipelago's least crowded water.





THE ISLAND

An Island Shared by Few

Ambergris Cay is a 1,100-acre private island in the southern Turks and Caicos, some 600 miles south of Miami and roughly 3.3 miles long by 1.5 miles wide. A luxury resort and a private residential enclave share the island, and guest capacity is capped at 150 across the whole island at any time. What is offered here is not the island itself, but the residences, homesites and estate parcels on it.

THE TURNKEY COLLECTION

Six Villas, Ready to Walk Into

Six furnished residences are offered for immediate acquisition, from a two-bedroom oceanfront bungalow to four-bedroom villas in oceanfront and oceanview settings, each with a heated private pool. Sea Breeze, the two-bedroom bungalow near Calico Jack and Monck Beach, is currently under contract; Neptune, Poseidon, Morning Star, Aurora and Land's End complete the collection. Pricing is on application.

OWNERSHIP SERVICES

Looked After, Year Round

Property management covers villa, landscaping and pool maintenance, with pre-arrival provisioning and private dining or household staff by arrangement. The island is inclusive, but not all-inclusive: dining is integrated into the resort experience, while premium services such as spa treatments are charged separately. Prospective buyers can arrange a private stay before they buy, and experience island life firsthand.

NEW DEVELOPMENTS & BESPOKE ESTATES

Homesites Releasing in November

Scheduled for release in November, a founding collection of premier beachfront homesites and expansive private estates of 2 to 4 acres offers rare, generous footprints along pristine shoreline, for bespoke custom homes designed to owner specifications. Founding release pricing and priority positioning are extended to early inquiries.







RECREATION & LEISURE

Beaches, Flats and Reef

White sand beaches ring the island, and the surrounding waters hold some of the best bonefishing flats in the Caribbean, with guided reef and deep-sea fishing and seasonal humpback whale watching offshore. Owners gather at the offshore Tiki Bar, and on land there are tennis, pickleball and padel courts, e-bikes for exploring, and yoga overlooking Salt Rakers Cove and the Caicos Banks.

KNOWN FOR

Turnkey villa ownership inside a private island resort community: six residences, bespoke estate homesites, full title ownership and a guest list capped at 150.

DAYTIME HIGH ±84°F • NIGHT LOW ±77°F



BY AIR

Your Own Runway

Ambergris Cay has its own 5,700-foot paved runway, cleared for Gulfstream, Falcon and Bombardier class aircraft up to 28 metres. Customs and immigration are cleared on the island, so arrivals reach their residences within minutes of landing. Access is restricted to the island's private planes and private chartered flights.

THE GATEWAY

Providenciales, Then the Island

Providenciales International Airport, 52 miles north-west, offers direct flights from 16 US and 3 Canadian airports, and South Caicos is served direct from Miami. From Providenciales the island is a short private flight. On the island there are no cars: it is vehicle-free, and everyone gets about by golf cart.

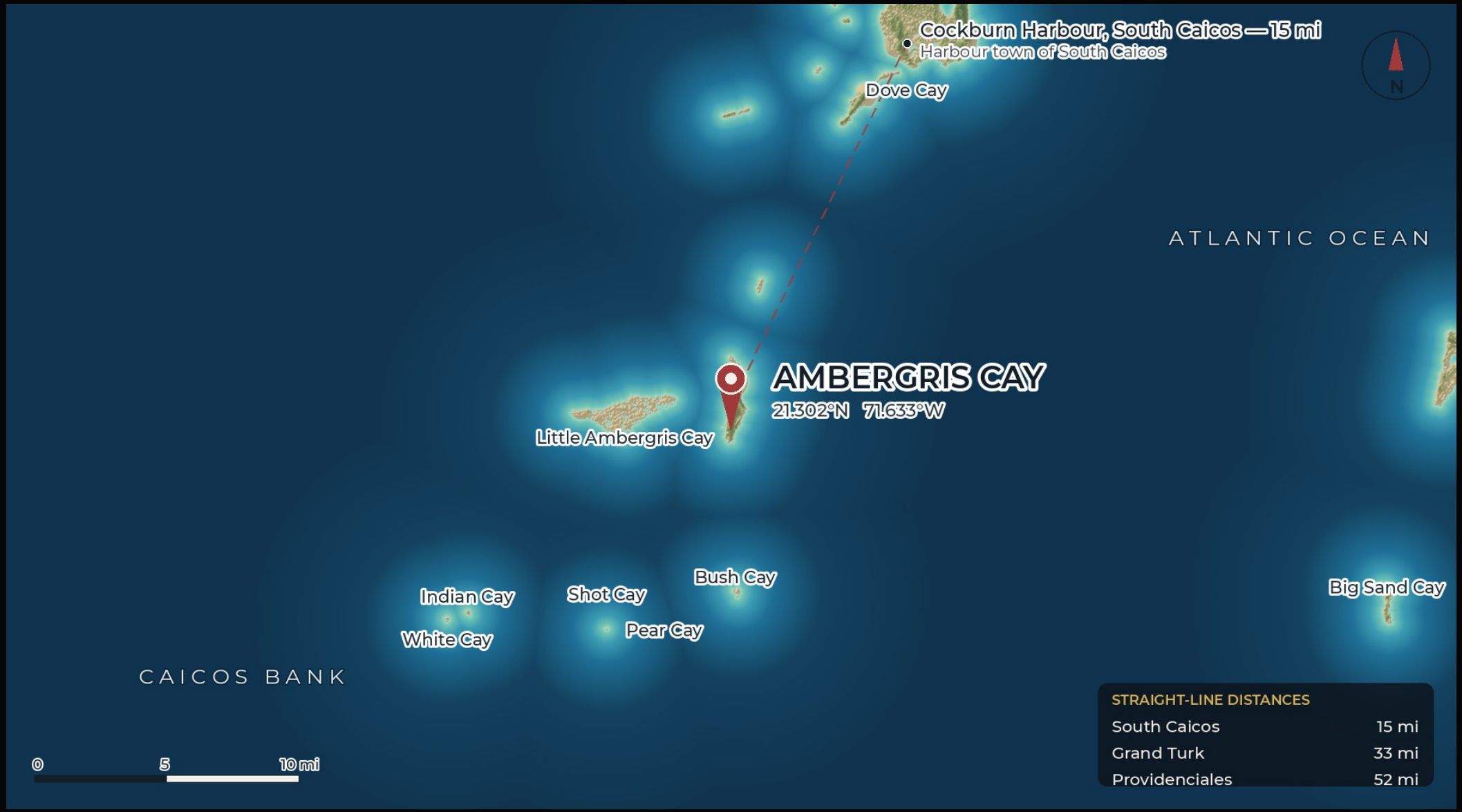
DISTANCES — STRAIGHT LINE

South Caicos 15 mi · Grand Turk 33 mi · Providenciales 52 mi

LOCATION

On the Map

SOUTHERN CAICOS BANK • TURKS AND CAICOS



GALLERY

The Residences in Frames



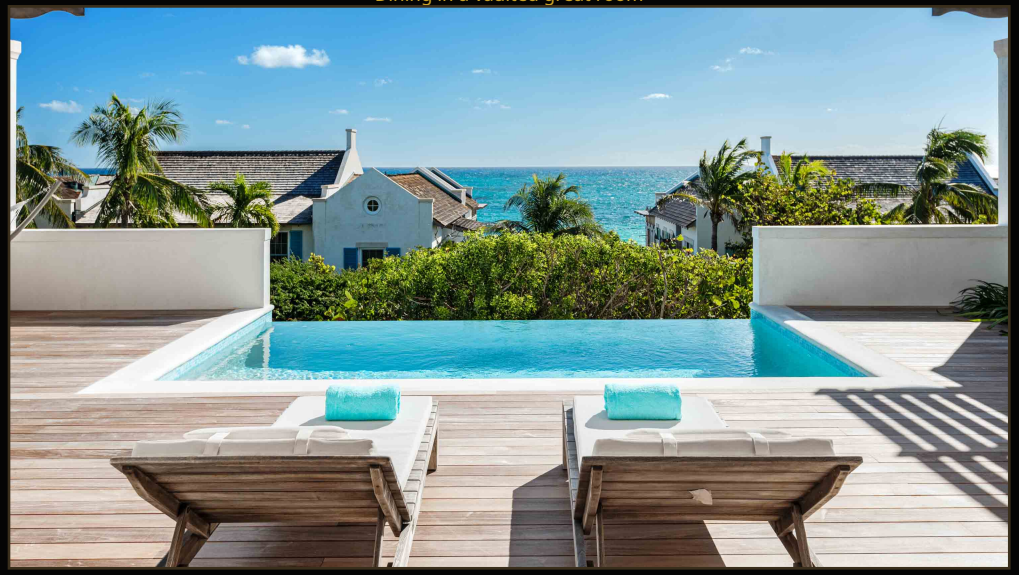
Living open to the ocean



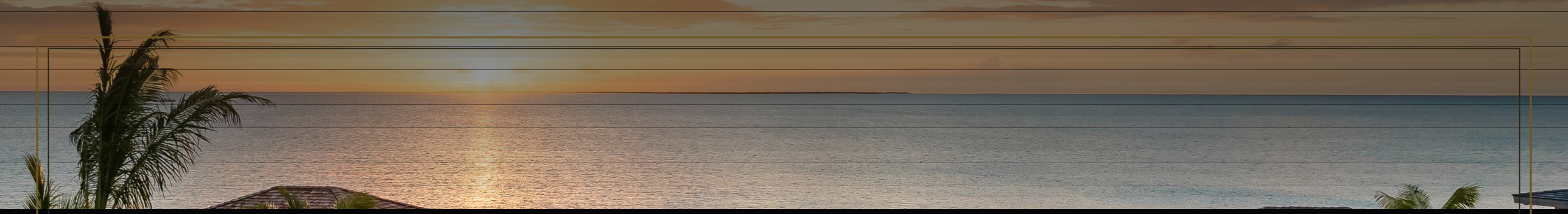
Dining in a vaulted great room



A bedroom facing the water



A private pool deck



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

AMBERGRIS CAY

TURKS AND CAICOS, CARIBBEAN

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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