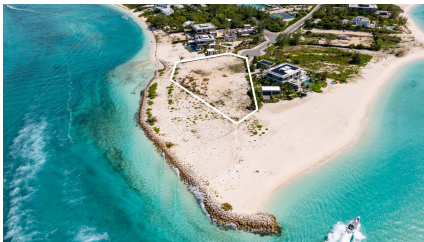


## Emerald Point Beachfront

Providenciales, Turks and Caicos Islands

MLS# 2500534

**\$8,950,000**





**Sam Hunt**  
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1-Acre Triple-Exposure Waterfront Estate Lot with 318 Feet of Pristine Beach Frontage. Gracing the crown of 'Emerald Point,' this distinctively contoured waterfront parcel wraps around the tip of the point, featuring triple exposure and a remarkable 318 feet of beach and water frontage. The 1-acre site is flanked by recently finished Peninsula at Emerald Point residences on both sides within the coveted Leeward enclave. Situated at the absolute eastern extremity of the isle, this remarkable property showcases pristine shoreline and waterway access with soft white sand and commanding water views to the north as well as across the channel to Little Water Cay and the mangrove islands. This exclusive acquisition includes privileges to tennis and pickleball facilities, plus a 35-foot berth with private hoist and protected storage at the Emerald Point marina, strategically positioned nearby. Emerald Point homeowners enjoy close proximity to the Grace Bay area featuring world-renowned hospitality venues, shopping exceptional culinary establishments, upscale boutiques, and an award-winning Royal Provo Golf Club, all within under 10 minutes of travel. For information regarding a bespoke residence home design tailored for this location, please inquire. These pre-building permit designs specifically tailored for this beachfront home site, created by Blee Halligan (see the copyrighted renderings included with this listing). These preliminary designs are available to provide a foundation for development, though any additional design modifications, MEP (mechanical, electrical, plumbing) engineering, HOA approvals, governmental permits, or further planning services would be the responsibility of the buyer. A new owner simply needs to bring their creative vision to life while enjoying this unique site at the northeastern tip of Emerald Point.

## Essential Information

Property Type	Status	MLS#	Listing Type
<b>Residential</b>	<b>Active</b>	<b>2500534</b>	<b>Vacant Land (Res/Unzoned)</b>

## Key Details

View	Lot Size
<b>Beach Front, Ocean View, Ocean Front, Waterfront</b>	<b>1 Acres</b>

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