

Poinciana Hill

Providenciales, Turks and Caicos Islands

MLS# 2600101

\$1,950,000





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Parcel 60703/51 presents a rare opportunity to acquire a strategically located high-density residential redevelopment site in Blue Mountain, Providenciales. Offered primarily for its land value, the property comprises approximately 0.97 acres and is zoned High-Density Residential, allowing for a broad range of development outcomes including multi-family, condominiums, apartments, guest house/hotel, and clustered residential formats. The site is currently improved with two older residential structures that have reached the end of their highest and best use. Utilities are established, and site access is in place, supporting an efficient transition from acquisition to planning and development. ~ Zoning & Density Highlights: under current zoning regulations, the site supports compelling development yields, including:

- Detached / Semi-Detached Housing: approximately 7-10 houses per acre
- Duplex / Detached Housing Mix: up to 12 units or 24 bedrooms per acre
- Apartments / Multi-Family: up to 12 two-bedroom units (24 bedrooms) per acre
- Condominiums: up to 12 two-bedroom units (24 bedrooms) per acre
- Guest House / Hotel: up to 25 bedrooms per acre.

This density profile positions the parcel as an ideal candidate for developers targeting long-term residential demand, rental housing, or boutique hospitality concepts in an increasingly supply-constrained market. For purchasers seeking flexibility, the existing improvements may provide short-term holding or caretaker use while development planning, permitting, or market timing is finalized—allowing for land banking without compromising long-term redevelopment objectives. Serious developer and investor inquiries are invited. Detailed zoning information, survey, and due diligence materials are available upon request – please see sample density site plan. Opportunities of this scale and zoning flexibility in Blue Mountain are increasingly scarce.

Essential Information

Property Type Residential	Status Active	MLS# 2600101	Listing Type Single Family Home
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Key Details

Bed 5	Bath 4	View Ocean View	Lot Size 0.97 Acres
Year Built 1980	Sq Ft 3,338		

Property Features

Access Dirt	Construction Concrete, Wood	Cooling Window Units	Drive Way Other - See Remarks
Exterior Features Balcony, Fenced, Guest House	Foundation Pier and Beam	Interior Features Kitchen, Refrigerator	Lot Features Cleared - Part, Landscaped
Parking Types Carport	Pet Restrictions Yes	Waste Disposal Septic Tank	Water Cistern

Updated: 05/26/2026, 12:00:04 AM

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