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Poinciana Hill

Providenciales, Turks and Caicos Islands

MLS# 2600101

$1,650,000













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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	Status	MLS#	Listing Type
Residential	**Active**	**2600101**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
5	**4**	**Ocean View**	**0.97 Acres**

Year Built	Sq Ft
1980	**3,338**

Property Features

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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**

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