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KAYA "Caicu"

Providenciales, Turks and Caicos Islands

MLS# 2600147

$3,599,999













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Set along the tranquil shoreline of Flamingo Lake within the private gated enclave of Kaya, Villa 5 — Caicu — presents a rare opportunity to secure a pre-construction luxury waterfront residence in one of Providenciales' most thoughtfully planned new communities. Positioned on an expansive 0.78-acre lakefront parcel, Caicu is designed by HL Architecture to balance modern Caribbean design with privacy, resilience, and seamless indoor-outdoor living. The residence is planned to encompass approximately 4,608 square feet total, including approximately 2,845 square feet of interior air-conditioned living space, thoughtfully configured around open entertaining areas, outdoor terraces, and lake views. The main villa is designed with four spacious bedrooms. Three bedrooms include private ensuite bathrooms, while the ground floor bedroom is serviced by a nearby full bathroom. The primary suite is designed as a private retreat, complete with a five-piece bath, outdoor shower, and lockable owner's storage for owners intending to utilize the villa for part-time occupancy or rental income. Outdoor living is central to the Caicu design, featuring a private pool, covered outdoor dining and lounge areas, and dedicated sun and relaxation zones positioned to capture lake breezes and expansive views extending toward the turquoise waters of the Caicos Banks. A defining feature of Villa 5 is the flexibility and scale of the parcel. Owners may elect to add a one, two, three, or four-bedroom guest house. The site is large enough to accommodate two primary residences, allowing for a total build potential of up to eight bedrooms across the property, creating a compelling opportunity for multigenerational living, private estate use, or high-end rental performance (configuration pricing available upon request). Optional enhancements may include recessed firepit lounge seating, outdoor kitchen installations, natural local stone feature walls, solar energy packages, and fully integrated furniture and AV design packages to support a turnkey completion experience. Construction will utilize reinforced concrete block construction with full hurricane-rated windows and doors, meeting or exceeding Turks & Caicos building standards. Parking is accommodated via single or double covered carports, and landscaping will preserve the natural indigenous vegetation surrounding the parcel. Residents enjoy direct access to Flamingo Lake, ideal for paddleboarding, kayaking, and bone fishing, along with exclusive gated, deeded access to Hidden Beach located just minutes away. Caicu represents a unique combination of lifestyle and long-term investment within a limited collection waterfront community where design integrity, environmental sensitivity, and construction quality are prioritized from the outset. Construction is currently underway on the Kaya model residence. Developer financing may be available to qualified purchasers, subject to availability.

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Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600147**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
4	**4**	**Waterfront, Lake Front**	**0.78 Acres**

Year Built	Sq Ft
2027	**4,608**

Property Features

Construction	Foundation	Pet Restrictions	Unit Number
Block	**Pier and Beam**	**Yes**	**5**

Waste Disposal
Treatment

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