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PARCEL 107 MUDJIN HARBOR

Middle Caicos, Turks and Caicos Islands

MLS# 2600236

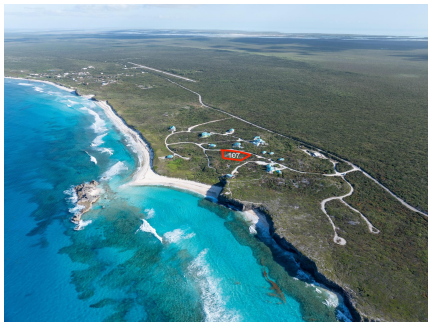
$675,000













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Perched above the turquoise waters of Mudjin Harbor, Parcel 107 at Dragon Cay Resort offers a rare opportunity to acquire 0.72 acres of elevated ocean view land in Middle Caicos, one of the most breathtaking and untouched locations in the Turks and Caicos Islands. Positioned on a dramatic hilltop overlooking the iconic Dragon Cay rock formation, the property enjoys permanent unobstructed sea views thanks to the protected registered green space directly in front of the lot, ensuring that the panoramic vistas of the Atlantic Ocean, limestone cliffs, and white sand beach will remain preserved forever. Originally configured as a double lot, Parcel 107 offers exceptional flexibility for development and can comfortably accommodate two luxury villas or a private family compound, making it an outstanding opportunity for luxury vacation rental development, private estate construction, or long-term land investment in the rapidly emerging Middle Caicos real estate market. Located within the boutique Dragon Cay Resort community, owners enjoy immediate access to the spectacular Mudjin Harbor Beach, widely considered one of the most beautiful beaches in Turks and Caicos. From the property, cliffside trails lead directly to the beach, hidden caves, and the famous “Dragon Cay”, creating a lifestyle centered around hiking, exploration, kayaking, paddleboarding, and untouched Caribbean nature. Adding to the unique lifestyle appeal, the property sits just a short walk from the beloved Mudjin Bar & Grill, allowing owners to stroll from their villa to enjoy lunch, sunset cocktails, or dinner overlooking Mudjin Harbor, one of the most spectacular dining views in the Turks and Caicos Islands. As development continues across the region and prime coastal land becomes increasingly scarce, opportunities to secure elevated ocean view property with protected sightlines are becoming exceptionally rare. Middle Caicos, the largest island in the archipelago, remains defined by its low density development, dramatic limestone bluffs, secluded beaches, and natural beauty, positioning it as one of the Caribbean’s most compelling destinations for eco-luxury real estate investment. Parcel 107 represents a unique chance to secure premium hilltop land overlooking Mudjin Harbor, offering protected views, exceptional development potential, and immediate access to one of the most iconic landscapes in the Caribbean.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Conditional**	**2600236**	**Vacant Land (Res/Unzoned)**

Key Details

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View	Lot Size
Ocean View, Hilltop	**0.72 Acres**

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