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649-941-4422
info@hamilton.tc

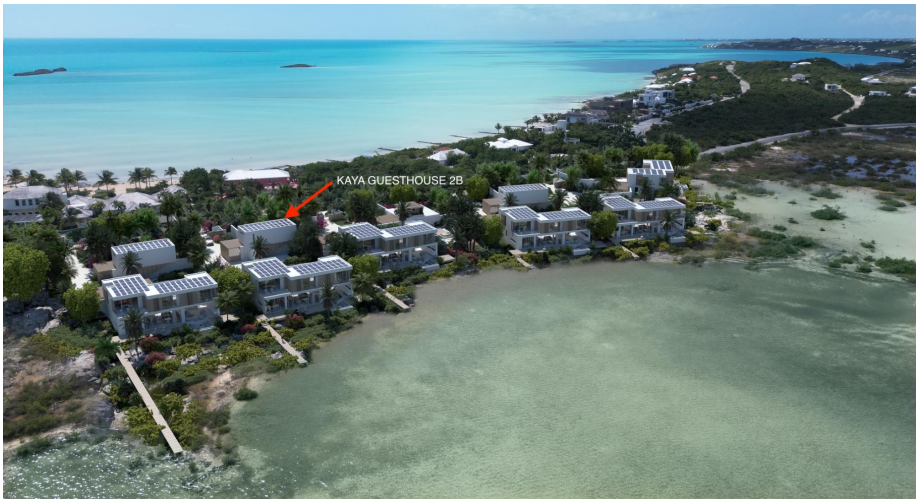
KAYA "KACHI" GUESTHOUSE

Providenciales, Turks and Caicos Islands

MLS# 2600341

$1,999,999













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LIMITED TIME OFFER: 60% FINANCING TO QUALIFIED BUYERS. Set along the tranquil shoreline of Flamingo Lake within the private gated enclave of Kaya, this pre-construction offering presents a rare opportunity to secure a 0.46-acre waterfront parcel with a thoughtfully designed two-bedroom guest house. Designed by HL Architecture, the proposed guest residence reflects a modern Caribbean aesthetic, emphasizing clean lines, indoor-outdoor living, and seamless integration with the natural landscape, while adhering to Turks and Caicos building standards including reinforced concrete construction and hurricane-rated systems. This offering has been intentionally structured to provide a more accessible entry point into a limited waterfront community, allowing buyers to secure the land and complete an initial residence now, while maintaining full flexibility to construct a future main villa at their discretion with no required timeline to build. Owners will enjoy direct access to Flamingo Lake, ideal for paddleboarding, kayaking, and bone fishing, as well as exclusive deeded access to Hidden Beach located just minutes away. As Kaya continues to evolve into one of Providenciales' most design-forward residential enclaves, this phased ownership approach offers both immediate lifestyle potential upon completion of the guest house and long-term upside through future expansion into a full luxury estate. Early purchasers may also benefit from pre-construction incentives and potential stamp duty savings, subject to availability.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600341**	**Single Family Home**

Key Details

Width	Bed	Bath	View	Lot Size
84	**2**	**2**	**Garden View, Pool View, Lake**	**0.46 Acres**

Year Built	Sq Ft
2027	**2,575**

Property Features

Construction	Foundation	Pet Restrictions	Unit Number
Block	**Slab**	**Yes with restrictions**	**2B**

Waste Disposal
Treatment

Updated: 11/27/2026, 01:00:06 AM
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