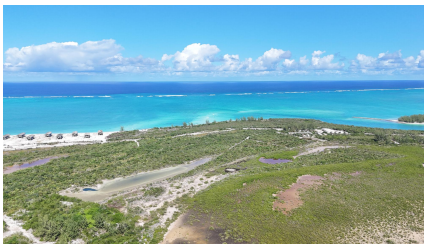


## Private Island -

Dellis Cay, Turks and Caicos Islands

MLS# 2600355

**\$1,995,000**





**Sam Hunt**  
 (649) 331-4066  
 sam@hamilton.tc

Partially Completed Beachfront Villa - Private Island Opportunity - Positioned on a secluded private cay in the breathtaking Turks and Caicos Islands, this partially constructed beachfront villa presents a rare opportunity to complete a bespoke luxury estate in one of the Caribbean’s most exclusive settings. The property is already underway, with core structural elements in place, offering a significant head start for investors or visionaries seeking to customize a private island retreat to their exact specifications. The existing framework has been thoughtfully designed to capture uninterrupted ocean views, maximize natural light, and embrace the surrounding landscape of turquoise waters and powder-soft sand. Plans for the villa envision expansive indoor-outdoor living, multiple ocean-facing suites, and an infinity-edge pool, terraces, and private beach access. Buyers have the unique advantage of completing the project with their own architectural vision, finishes, and luxury features—whether modern minimalist, tropical contemporary, or fully off-grid eco design. Despite its exclusivity, the property remains within convenient reach of Providenciales, ensuring access to international travel, dining, and essential services.

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2600355</b>	Listing Type <b>Vacant Land (Res/Unzoned)</b>
-------------------------------------	-------------------------	------------------------	--

## Key Details

View <b>Beach Front, Ocean View, Ocean Front, Waterfront</b>	Lot Size <b>0.83 Acres</b>
---	-------------------------------

Updated: 06/22/2026, 12:00:03 PM

The data relating to real estate for sale/lease on this website comes in part from a cooperative data exchange program of the Turks and Caicos Multiple Listing Service (MLS) in which these Brokers participate (TCREA). The properties displayed may not be all the properties in the Turks and Caicos MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker/Agent are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties is noted as Courtesy of: Turks and Caicos Real Estate Association. Information provided is thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright.