P.O. Box 381. Cactus House, 375 Grace Bay Road, Grace Bay, Providenciales, Turks and Caicos Islands.
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Oceanfront Turtle Tail Drive

Providenciales, Turks and Caicos Islands

MLS# 2600396

$1,600,000













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Positioned in one of Providenciales' most prestigious and rapidly evolving enclaves, this exceptional 0.35-acre oceanfront parcel in Turtle Tail presents a rare opportunity to secure prime coastal real estate with immediate lifestyle appeal and strong investment fundamentals. Tucked along the shoreline of this prime oceanfront lot is a small, private beach with soft, powdery white sand offering effortless, direct access to the crystal-clear turquoise waters that define the Turks and Caicos Islands, gently sheltered and intimate in scale. Whether you envision morning swims, paddleboarding at sunrise, or mooring a boat just steps from your backyard, the seamless ocean access elevates both everyday living and guest experiences while adding a facile extension to the beachfront lifestyle. Turtle Tail has become synonymous with exclusivity, privacy, and high-value development. The area is characterized by a growing collection of luxury villas, architecturally striking residences, and high-performing short-term rental properties. Many neighboring homes command premium nightly rates and strong occupancy levels, driven by the area's tranquil setting, panoramic ocean views, and proximity to Grace Bay's amenities. This continued influx of upscale development has significantly strengthened property values, positioning Turtle Tail as a high-demand micro-market with excellent appreciation potential. From an investment perspective, this lot is particularly compelling. The surrounding built environment—comprising multimillion-dollar homes and well-established Airbnb villas—creates a powerful benchmark for future construction. Buyers can confidently develop knowing that the neighborhood supports luxury pricing, both in resale and rental income scenarios. Beyond the numbers, the lifestyle offering is equally persuasive. Turtle Tail delivers a unique blend of seclusion and accessibility: peaceful, low-density living just minutes from dining, marinas, and world-renowned beaches. It's an ideal setting for a private residence, a vacation retreat, or an income-generating villa that capitalizes on the island's thriving tourism market. This is more than just land—it's a strategic acquisition in a proven luxury corridor, offering immediate ocean enjoyment and long-term value growth in one of Providenciales' most desirable coastal communities. This lot can be also purchased along with the adjacaent .36 acre beach/oceanfront as well. 61005/53 pt. 2.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600396**	**Vacant Land (Res/Unzoned)**

Key Details

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Width	View	Lot Size
83	**Beach Front, Ocean Front, Waterfront**	**0.35 Acres**

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