P.O. Box 381. Cactus House, 375 Grace Bay Road, Grace Bay, Providenciales, Turks and Caicos Islands.
649-941-4422
info@hamilton.tc

THREE CAYS VILLA

Providenciales, Turks and Caicos Islands

MLS# 2600565

$5,100,000













Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS



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

Positioned on an expansive 0.89-acre homesite with approximately 150 linear feet of pristine Caicos Banks frontage, Three Cays Villa is a timeless oceanfront retreat nestled within the exclusive Bristol Hill community of Turtle Tail. Offering over 4,200 square feet of thoughtfully designed living space, including a private one-bedroom guest house, the residence combines enduring architectural character with the relaxed elegance that defines waterfront living in the Turks and Caicos Islands. Unlike many of today's minimalist contemporary homes, Three Cays Villa embraces warmth, craftsmanship and timeless Caribbean design. Soaring vaulted ceilings create an immediate sense of space, while rich natural wood finishes, custom built-in cabinetry and an impressive floor-to-ceiling bookcase with an elegant stained-glass feature provide a level of character seldom found in newer construction. The open-plan living, dining and chef's kitchen have been carefully oriented to capture uninterrupted views across the endless turquoise waters of the Caicos Banks, creating an atmosphere that is both welcoming and effortlessly sophisticated. The main residence offers three spacious bedroom suites, while the detached guest house provides an additional private bedroom for family, friends or staff. Upstairs, the primary suite opens onto its own balcony where elevated panoramic views across the Caicos Banks provide the perfect setting for morning coffee or spectacular moonrises over the water.
Designed to embrace its exceptional setting, the outdoor living spaces are equally impressive. A private swimming pool is surrounded by mature tropical landscaping, while expansive covered terraces and a waterfront entertaining pavilion invite relaxed afternoons, sunset cocktails and alfresco dining just steps from the shoreline. Gentle steps descend directly into the calm, crystal-clear waters where owners can enjoy swimming, paddleboarding and kayaking from their own backyard, with a secluded sandy beach emerging naturally during low tide.
Lovingly maintained since its construction in 1998, the villa presents beautifully today while also offering exceptional long-term potential. The generous width of the parcel provides ample space to thoughtfully expand the residence, increasing bedroom count and future rental income without compromising the privacy, landscaping or exceptional waterfront setting that make this property so special. Whether seeking an elegant private residence, a multi-generational family retreat or a luxury vacation rental investment with significant upside, Three Cays Villa represents a rare opportunity to acquire one of Turtle Tail's classic waterfront estates—where generous land holdings, architectural character and some of the most breathtaking waters in the Caribbean come together in perfect harmony.

Essential Information

Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600565**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
4	**4**	**Beach Front, Ocean View, Ocean Front, Waterfront, Pool View**	**0.89 Acres**

Year Built	Sq Ft
1998	**4,200**

Property Features

Construction	Foundation	Pet Restrictions	Waste Disposal
Block	**Slab**	**Yes**	**Septic Tank**

Updated: 10/30/2026, 12:00:06 AM
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.