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# THREE CAYS VILLA

Providenciales, Turks and Caicos Islands

MLS# 2600565

## $5,100,000













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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

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| 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** |

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