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

Providenciales, Turks and Caicos Islands
MLS# 2600572

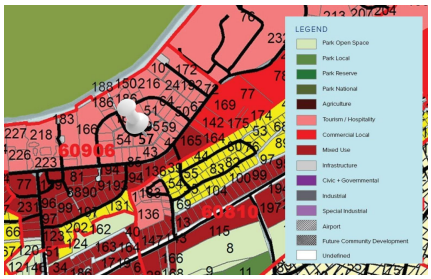
$3,498,000













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A rare opportunity to own a home in the heart of Grace Bay, just a two-minute walk from the world-renowned Grace Bay Beach and within walking distance of some of Providenciales best restaurants, shopping, resorts, and amenities. Set on a generous 0.69-acre property, this charming two-storey duplex offers an ideal combination of Caribbean lifestyle, rental income, privacy, and long-term potential. The duplex provides two separate living spaces, creating exceptional flexibility for a new owner. Live in one unit and rent the other to generate supplemental income, use the second residence for visiting family and friends, or rent both units as an income-producing property when you are away without any HOA dues. For buyers looking to make Grace Bay their full- or part-time home, this is an opportunity to enjoy one of the island's most desirable locations without giving up the financial benefits of owning an income-producing property. The property is situated within a Tourism-zoned area, providing an additional advantage for the future. While there is no need to develop the property today, the substantial 0.69-acre site offers a new owner the flexibility to explore redevelopment opportunities over time, potentially including a boutique hotel, condominium, residential tourism, or other hospitality concept, subject to all applicable approvals. This combination of location, land, existing accommodations, rental income, and future possibilities makes the property particularly unique. Enjoy it today as your Grace Bay residence while retaining the potential to unlock additional value from the property in the years ahead. Included in the photo gallery is a conceptual architectural rendering illustrating one possible vision for a future boutique condominium development. The rendering is for illustrative purposes only and is intended to demonstrate one potential use of the site. Prospective purchasers are responsible for conducting their own independent due diligence regarding zoning, density, permitted uses, building parameters, utilities, and development potential, and for obtaining all required planning, governmental, and regulatory approvals for any proposed development.

Essential Information

Property Type	Status	MLS#	Listing Type
Commercial	**Active**	**2600572**	**Sale Only**

Key Details

View	Lot Size
Ocean View	**0.69 Acres**

Year Built	Sq Ft
2004	**2,830**

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Property Features

Unit **Hotel Tourism**	Access **Asphalt**	Construction **Concrete, Wood**	Cooling **Split**
Exterior Features **Fully Fenced, Outdoor Pool**	Interior Features **Air Conditioning**	Lot Features **Landscaped**	Roof **Asphalt Shingle**

Updated: 11/24/2026, 01:00:05 PM
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