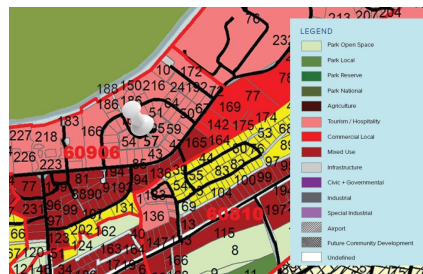


Providenciales, Turks and Caicos Islands

MLS# 2600572

\$4,290,000





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Prime property just steps from the world-renowned Grace Bay Beach and amongst five-star resorts offering unmatched potential for visionary developers seeking to create a boutique hotel, condo hotel, or luxury residential project. Currently operating as a profitable short-term rental with a charming two-story duplex, this property provides immediate income while presenting a rare chance to unlock its full development potential. Located in the vibrant core of Grace Bay, this site is perfectly positioned within walking distance to top-tier dining, high-end shopping, and the pristine sands of Grace Bay Beach. Zoned for tourism/hospitality, the property offers flexible development options to suit your vision—whether building a boutique hotel, condominium complex, or mixed-use hospitality development. This is a unique opportunity to acquire a sizable property with strong income history, strategic location, and zoning that supports upscale redevelopment in one of the most sought-after areas of Providenciales. With the continued growth of Grace Bay as an international destination, this property presents a compelling upside for investors and developers ready to capitalize on future development opportunities. Prospective purchasers are encouraged to conduct their own due diligence and secure all necessary planning approvals. Included in the photo gallery is a conceptual architectural rendering illustrating the potential for an elegant boutique condominium development. The rendering is intended to showcase one possible vision for the site and inspire future development possibilities.

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

Property Features

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

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