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

PARCEL 10 | BAMBARRA BEACH

Middle Caicos, Turks and Caicos Islands

MLS# 2600660

$9,999,999

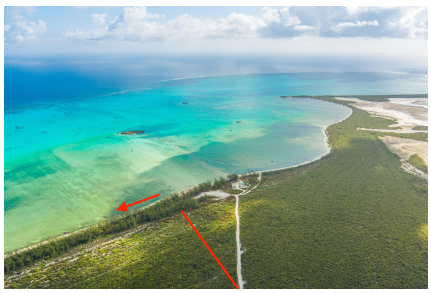












Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS



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

An increasingly rare opportunity to control significant beachfront scale in the Turks & Caicos Islands. Comprising approximately 107 acres with an extraordinary 1,500 linear feet of frontage along Bambarra Beach, this trophy development site offers something becoming increasingly difficult to acquire across established Caribbean destinations: scale, exceptional beachfront and the freedom to create a destination of consequence. As prime coastal development opportunities become increasingly constrained throughout the region, the investment proposition extends well beyond the beauty of the land itself. Here, a developer has the potential to shape an entire luxury resort, branded residential community, private villa enclave, wellness retreat—or a carefully considered hybrid combining hospitality and residential uses. Bambarra Beach is one of the natural treasures of the Turks & Caicos Islands, characterized by a broad powder-white shoreline and remarkably shallow, clear turquoise water. Middle Caicos offers an experience increasingly sought by sophisticated travelers and second-home owners: privacy, authenticity, low density and an extraordinary connection to nature. The site's scale provides considerable development optionality. A subdivision concept held on file illustrates the potential for seven 2+ acre beachfront parcels, each offering approximately 200+ linear feet of beach frontage, while the overall acreage creates opportunities for substantially broader master planning subject to the necessary planning and government approvals. Equally important is what cannot be manufactured: 1,500 feet of contiguous Caribbean beachfront in an established luxury jurisdiction. Middle Caicos also carries a cultural identity that distinguishes the property from a conventional development parcel. Bambarra is home to the celebrated annual Valentine's Day Cup model sailboat races, while the surrounding community traces its history to the Loyalist plantation era of the 1700s. Any future development has the opportunity to respond thoughtfully to that heritage while introducing a new generation of low-density luxury tourism and residential investment. With increasing attention being directed toward North and Middle Caicos, the opportunity is not simply to acquire land ahead of future growth. It is to secure sufficient scale to help define what that growth ultimately looks like. For developers, family offices and hospitality groups seeking a genuinely scarce Caribbean landholding, 107 acres and 1,500 feet of Bambarra Beach represents an increasingly difficult proposition to replicate.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600660**	**Vacant Land (Res/Unzoned)**

Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS

Key Details

View
Beach Front, Ocean View, Ocean Front, Waterfront

Lot Size
107 Acres

Updated: 11/22/2026, 01:00:06 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.