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Crystal Sands Villa & Beachfront Lot

Providenciales, Turks and Caicos Islands

MLS# 2600813

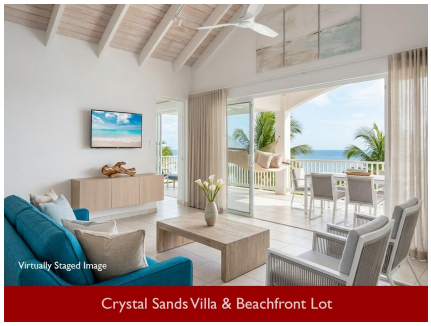
$7,500,000













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Crystal Sands occupies an enviable position directly on the powder-white sands and remarkably calm, clear turquoise waters for which Sapodilla Bay is renowned. Its westerly exposure provides another of the property's defining luxuries. As evening approaches, the villa becomes a front-row seat to spectacular Caribbean sunsets, transforming the sea and sky into an ever-changing backdrop of colour. Spanning approximately 4,200 square feet across two storeys, Crystal Sands was created for relaxed island living and effortless entertaining. Generously proportioned indoor and outdoor spaces make the property equally suited to intimate family escapes and memorable gatherings with friends. Each bedroom features an ensuite bathroom and captivating views toward the beach and turquoise waters beyond. Upstairs, beautifully finished vaulted ceilings enhance the sense of openness throughout the living areas and suites, creating interiors that feel airy, inviting and distinctly Caribbean. Extending the living space outdoors is an impressive 50-foot covered balcony—a shaded retreat for morning coffee, an afternoon with a good book or cocktails as the sun slips toward the horizon. Outside, multiple covered and open-air seating areas surround a freshwater swimming pool and sustainably landscaped grounds. Beyond the pool lies the greatest amenity of all: the white sands and tranquil waters of Sapodilla Bay, only steps away. Crystal Sands offers another compelling advantage: its proven versatility as both a private residence and an income-producing luxury vacation property. The villa is currently operated as a successful vacation rental comprising two separate two-bedroom, two-bathroom suites. A future owner can therefore enjoy the entire four-bedroom residence, continue operating it as a vacation property, or occupy one level while offering the other independently for rental. For buyers seeking a Caribbean residence capable of balancing personal enjoyment with income potential, this configuration provides exceptional flexibility. The calm waters of Sapodilla Bay also hold particular appeal for boating and sailing enthusiasts. Its naturally sheltered character can provide a peaceful setting for boats, adding another dimension to the lifestyle of owning directly on this beautiful stretch of coastline. What truly distinguishes this offering, however, is the inclusion of the adjacent 0.52-acre vacant beachfront parcel. In the luxury market, privacy is itself an amenity. Owning the land immediately beside Crystal Sands gives the purchaser something that cannot easily be recreated later: control over the villa's immediate beachfront surroundings. Retained as open land, the parcel creates additional breathing room around the residence and preserves an enhanced sense of space and seclusion. Alternatively, subject to applicable planning and development approvals, it presents the opportunity to envision a second residence, guest villa or an expanded private family compound.

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Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600813**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
4	**4**	**Beach Front**	**1.06 Acres**

Year Built	Sq Ft
2004	**4,200**

Property Features

Access	Construction	Cooling	Drive Way
Asphalt	**Block, Concrete**	**Split**	**Gravel**

Exterior Features	Foundation	Interior Features	Lot Features
Balcony, Patio, Pool Inground	**Slab**	**Breakfast, Cable/Sat, Dining Area, Dishwasher, Ensuite Bathroom, Furniture Included, Kitchen, Living Room, Pets, Refrigerator, Washer/Dryer**	**Landscaped**

Pet Restrictions	Unit Number	Waste Disposal	Water
Yes	**Lot 99&100**	**Treatment**	**City Water**

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