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Villa Karma

North Caicos, Turks and Caicos Islands

MLS# 2600938

$3,950,000

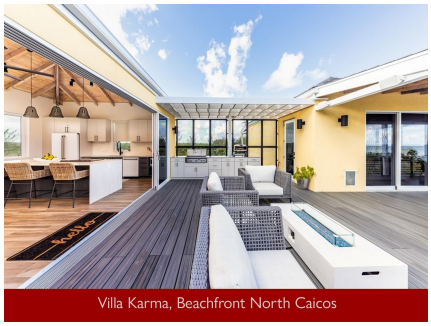

Villa Karma, Beachfront North Caicos


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Set along the pristine, powder-white shores of Sandy Point Beach on North Caicos, Villa Karma is an exceptional five-bedroom luxury beachfront estate where contemporary Caribbean elegance meets forward-thinking sustainability. Offering an extraordinary combination of privacy, natural beauty, sophisticated amenities, and energy independence, this remarkable property represents a distinctive opportunity to experience luxury island living without compromise. Designed to embrace its spectacular beachfront setting, Villa Karma offers an idyllic sanctuary where turquoise waters, expansive skies, and the tranquility of North Caicos create an atmosphere of effortless relaxation. Beyond its enviable location, the estate distinguishes itself through an impressive investment in infrastructure, providing the comfort and convenience of a modern luxury residence with the added advantage of potential off-grid capability. At the heart of Villa Karma's exceptional infrastructure is an extensive solar energy system comprising 80 photovoltaic panels generating 32.8 kWp, complemented by six Tesla Powerwalls for energy storage. This sophisticated system offers significant potential for energy independence, reduced reliance on conventional utilities, and a more sustainable approach to Caribbean living. Further enhancing the property's resilience is a backup generator supported by a substantial 1,000-gallon propane tank, which also supplies the heated swimming pool. Water management has been equally thoughtfully considered. An approximately 11,000-gallon underground cistern, positioned beneath the building housing the primary suite, provides substantial water storage capacity. A separate above-ground cistern supports the landscape irrigation system, with the flexibility to draw from the underground reserve when required. The irrigation infrastructure has also been prepared for additional zones, allowing for future landscape expansion. Villa Karma's amenities extend well beyond its beautiful beachfront setting. A dedicated utility building accommodates the pool, irrigation, and pressure pumps, while a separate conditioned space houses the Tesla Powerwalls and provides valuable climate-controlled storage. Two independent hot water tanks, with capacities of 50 and 80 gallons, are configured to serve the estate's different buildings, further demonstrating the thoughtful planning behind this exceptional property. An 11-camera security system provides additional peace of mind, with selected cameras temporarily removed for rental privacy and capable of being reinstated. As discerning buyers increasingly seek privacy, sustainability, and a more authentic connection to the natural beauty of the Turks & Caicos Islands, Villa Karma offers a compelling alternative to conventional luxury beachfront ownership.

Essential Information

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Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600938**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
5	**6**	**Beach Front**	**1 Acres**

Year Built	Sq Ft
2024	**5,000**

Property Features

Construction	Cooling	Exterior Features	Foundation
Block, Concrete	**Central Air, Split**	**Balcony, Hurricane Shutters, Patio, Pool Inground**	**Slab**

Lot Features	Pet Restrictions	Waste Disposal	Water
Landscaped	**Yes**	**Treatment**	**Cistern**

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