

# The Residence For Sale

## Turks and Caicos, Parrot Cay, Parrot Cay

**33,000,000 €**

### QUICK SPEC

Year of Construction	2010
Bedrooms	11
Half Bathrooms	13
Full Bathrooms	1
Interior Surface approx	1,672 m2 - 18,000 Sqf.Ft.
Exterior Surface approx	29,542 m2 - 317,988 Sqf.Ft
Parking	6 Cars
Property Type	Single Family Home

### TECHNICAL SPECIFICATIONS

The spectacular sunset-facing estate parcel was developed into an understatedly beautiful, multi-home beachfront estate set on a private bay, comprising roughly eight acres with over 1,100 feet of unaltered beach, complete with a peninsula providing protection on its northern point. The Residence is composed of three exquisite hardwood clad homes boasting 11 bedrooms within 13,500 interior square-feet, 18,000 under roof, and an additional 17,000 square-feet of exterior decking with four pools, for an approximate total of 35,000 square-feet. The five-bedroom Main House and two three-bedroom Guest Villas are set discretely apart from one another.

The site affords ample area on both the northern and southern beach frontage for additional expansion and development if desired. Undergoing a full re-design in 2018, the two-level Main House features nearly 11,000 square-feet of living space under roof with the enormous Master Suite spanning the entire upper level, and a plush movie room off of the great room.

The enormous Master Suite spans the entire second level and is a tranquil retreat, with its neutral color pallet featuring large glass sliding doors that open to a full expanse of ocean views and high vaulted ceilings with a four-poster king bed, writing desk, and sitting area. The en suite master bathroom boasts a large rain shower, free-standing soaking tub, and double vanity. The suite also features two large walk-in his and hers closets. Vistas can also be enjoyed from the wrap-around upper level terraces that span an additional 2,100 square-feet, surrounding the master suite on all sides.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 11

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 14

- Full Bathrooms - 13
- Half Bathroom - 1

## OTHER ROOMS

- Beachfront shaded yoga pavilion
- Children's playground

- Five-bedroom Main House and two three-bedroom Guest Villas are set discretely apart from one another.,

## HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central Furnace

## INTERIOR FEATURES

- Neutral color pallet featuring large glass sliding doors that open to a full expanse of ocean views and high vaulted ceilings with a four-poster king bed, writing desk, and sitting area.

## EXTERIOR AND LOT FEATURES

- Eco-Friendly (Green),
- Beach Front
- Banana and papaya trees
- Tropical landscaping

## POOL AND SPA

- Outdoor Pool

## LAND INFO

- Lot Size: 29,542 m2 - 317,988 Sqf.Ft

## GARAGE AND PARKING

- Garage Spaces: 3
- Parking Spaces: 3 Golf Carts

## SCHOOL INFORMATION

Education in Turks and Caicos has a high literacy rate with education free and compulsory between ages 5 and 16:

- The International School of the Turks and Caicos Islands
- Providence International Academy
- Holy Family Academy
- Raymond Gardiner High School

## AMENITIES AND COMMUNITY FEATURES

- The government encourages residential investment by offering building and development incentives

## BUILDING AND CONSTRUCTION

- Living: 1,672 m2 - 18,000 Sqf.Ft.
- Year Built: 2000 Redesign 2018
- Location : East
- Topography : Flat
- Levels or Stories: 2
- Structure Type: Modern
- House Style: Estate
- Furnishing : Furnished
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## OTHERS

- Ocean View
- Waterfront
- Panoramic views

## ABOUT THE AREA

Turks and Caicos is an archipelago of 40 low-lying coral islands in the Atlantic Ocean, a British Overseas Territory southeast of the Bahamas. The gateway island of Providenciales, known as Provo, is home to expansive Grace Bay Beach, with luxury resorts, shops and restaurants. Scuba-diving sites include a 14-mile barrier reef on Provo's north shore and a dramatic 2,134m underwater wall off Grand Turk island.

The Turks and Caicos is a tropical Atlantic archipelago that's located 575 miles (925 kilometres) southeast of Miami, Florida, and 75 miles (120 km) north of the Dominican Republic. The country is a British Overseas Territory with a population of about 30,000 spread over nine inhabited islands. There are about 100 named islands and cays in the Turks and Caicos.

As our country's name suggests, we have two island groups: the Turks Islands of Grand Turk and Salt Cay to the east, and the larger Caicos Islands archipelago of Providenciales, North Caicos Middle Caicos, East Caicos, South Caicos and West Caicos to the west. The 20 mile (32km) wide and 5000 foot (1.5km) deep Columbus Passage divides the two island groups.

The majority of the population of Turks and Caicos resides on the island of Providenciales. Grand Turk supports the second greatest population, as well as the nation's capital city of Cockburn Town.

Unlike many Caribbean countries, the Turks and Caicos has one of the lowest annual rainfall averages in the region, and consequently a high percentage of sunny days and great weather. The islands in the Turks and Caicos are generally quite small, with low-elevation terrain. Drought-resistant tropical dry forest and marine mangrove wetlands make up the majority of vegetation in the country.