



JOE GRANT'S CAY  
East Caicos



Turks &  
Caicos

Sotheby's  
INTERNATIONAL REALTY



## THE ONLY PRIVATE ISLAND OFFERING IN TURKS & CAICOS

Located just east of Middle Caicos along the central Caicos bank, lies Joe Grant's Cay, a private and enchanting island with generous stretches of pristine beach, elevated ridges providing dramatic views, and a protected harbour.

This unique and attractive offering includes the two very best parcels on the Cay, encompassing 233 acres of untouched land. The Island is suitable for low density, high quality development which can be enjoyed as a private family retreat, with potential as an upscale boutique resort, or held by a land bank investor.

A breathtaking ridge stretches along the north-east shoreline with elevation averaging around 20'. This stretch is predominantly iron shore complemented with sandy cove beaches. The ruins of a small building dating back to the nineteenth century are situated on the highest point of the Island at an elevation of 38' on the northerly tip.

Two of the Island's most spectacular focal points are beach coves at the northerly point of the Island (at the east end of Parcel 25). Further to the south on the eastern shoreline, the elevation drops to around 8-9' with a long stretch of beach.

To the west of the northerly tip, along the majority of the Parcel 25 shoreline, the elevation falls to about 5' and forms a large bay with shallow waters and a long stretch of beautiful beach spotted with a few rocky outcrops.

An ideally suited natural basin for boat docking would require dredging a small channel for ease of access. Additionally, well located sites exist for a helicopter landing pad and/or an approximately 3,000 foot private airstrip.

With technological advances, it has become possible to create a private island getaway with fewer on-the-ground works, and less environmental impact. Off-the-grid power options are increasingly available, and modular and efficient building options are well suited to private islands, satisfying the stringent hurricane planning codes, whilst providing stylish and environmentally conscious solutions. For short and long term comforts, low impact modular dwellings and green technologies are feasible options. Appropriate planning and other consents will be needed but the Turks & Caicos Islands Government is sympathetic to appropriate low density, high quality development.

On Joe Grant's Cay you will encounter pristine beaches, elevated ridges, and spectacular sand spits. Untouched coral formations in the surrounding waters abound.



5,000+ feet of beach and ocean frontage



Protected basin for private harbour

## THE IDEAL PRIVATE ISLAND HIDEAWAY

The Turks & Caicos Islands are one of the most sought after destinations in the Caribbean region, offering some of the world's finest beaches, as well as quality and exclusivity.

Joe Grant's Cay offers a very rare opportunity for private island ownership in the Turks & Caicos. Varied topography, elevations and outlooks provide the ideal setting for strategically placed villas, as well as access points and infrastructure, making it the ideal setting for a private island hideaway.



## A NATURE LOVER'S PARADISE

To help execute your own vision for Joe Grant's Cay, a group of the region's leading architects, builders and service providers are equipped to streamline the process from conception through to completion and will oversee operations and take care of matters on your behalf.

The Island is accessible by boat from Providenciales, or via North Caicos and Middle Caicos by vehicle and a short boat ride across a shallow passage, or by helicopter. The Island is one of the only opportunities of its kind to become available for an individual investor in the Turks & Caicos.

The opportunity to become steward of one of the most beautiful locations in the Turks & Islands makes this a once in a lifetime purchase.

The Islands have convenient proximity to the US (within hour and a half flight time from Miami to Providenciales, and only 3 hours from New York), use the US Dollar currency, and English as the primary language, and have a stable British Dependent Territory Government. Few places on earth offer this combination of security and natural beauty.

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## AN EXQUISITE BLANK CANVAS

Architects and builders of note in the region are reviewing options for creating a sustainable and self-sufficient environment on the Cay, scaled to either a private family compound, or an upscale boutique resort. Joe Grant's Cay offers the ultimate setting for a private island sanctuary boasting sublime powder white beaches, crystal clear waters, sand spits, elevation, and a protected basin for boat docking.

To the fortunate few who have visited Joe Grant's Cay's beaches, the Cay is known as one of the most exquisite locations in the TCI.

## UNTOUCHED YET ACCESSIBLE

Access to Joe Grant's Cay would be either via a 30 minute helicopter ride from Providenciales airport, or by road and sea; a 20-30 minute drive from the airport on Providenciales to the North East point of that Island and then a boat trip of around an hour. In total, the journey time by road and boat from Providenciales airport to Joe Grant's Cay would require approximately 1 hour 30 minutes.

For sample site planning exercises and access information, please contact listing agents.

- Air transfer
- Sea transfer
- Utilities
- Other infrastructural requirements

Serious offers and enquiries only.

(Subject to various covenants, restrictions and changes without notice)

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EAST CAICOS

\$6,900,000 US

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A Private Island Sanctuary  
233 acres

- Latitude 21.75° and longitude 71.6°
- Area and grade for private landing strip
- Offered for freehold purchase and no obligation to develop
- Currently accessible by boat or helicopter
- Tropical desert flora and abundant bird and sea life

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