



## CENTURY 21

Erishar Properties  
Turks and Caicos

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CENTURY 21 Erishar Properties, Regent Village, Unit# G103, Providenciales, Turks & Caicos

## 7.65 Acres at Leeward Gate

**TCREA# 2200790**

Leeward (Providenciales) 📍 Turks & Caicos

**MLS# 1154791**

Vacant Land

**13,500,000**



**TCREA#:** 2200790

**District/Area:** Leeward (Providenciales)

**Region/Country:** Turks & Caicos

**Available:** At Closing

**Prop.Type:** Vacant Land

**Prop.View:** Ocean View - Partial

**Listing Class:** Resale

**Land Area:** 7.65 Acres

**Land Zoning:** Hotel Tourism

**Class:** Residential

### Features and Amenities

#### Near By

School(s)  
Shopping  
Golf Course  
Fitness Center  
Tennis Courts  
Elementary School  
Recreational Activities  
Restaurants  
Casino(s)

#### Location Features

Accessible

#### Water Supply

City Water

### Remarks

Exceptional 7.65-Acre Development Opportunity in Leeward - Perfect for Tourism or High-End Residential Projects

Nestled within the prestigious gates of Leeward and within a mere five-minute walk to the radiant sands of Grace Bay Beach, this expansive 7.65-acre parcel of land offers an unparalleled opportunity for visionary developers. Zoned specifically for tourism-related ventures, this property is the quintessential blank canvas for an exquisite eco-friendly hotel, a dynamic condo-tel, or the creation of a luxurious residential enclave.

### Property Highlights:

**Prime Location:** Situated in the sought-after area of Leeward, this property guarantees ease of access with its strategic location. A short, leisurely walk leads you directly to a nearby beach access point, inviting endless moments of tranquility and connection with the turquoise waters of Grace Bay.

**Versatile Development Potential:** With zoning that supports tourism-related development, the possibilities are endless. Envision crafting an off-water eco-prestige hotel, orchestrating an innovative condo-tel concept, or sculpting a high-end residential community designed to captivate and enchant.

**Ample Acreage:** Comprising seven individual lots (216, 217, 218, 221, 222, 351, and 514), this 7.65-acre site offers flexibility in design and planning, allowing for a harmonious blend of structures and natural landscape. The option to amalgamate or re-parcel these lots presents a tailored approach to development, ensuring your project aligns perfectly with your vision.

**Existing Infrastructure:** A notable advantage, the property currently houses a building that holds potential as a project command center or as a showroom. This space offers an immediate foundation to showcase prospective finishes or designs, adding value and momentum from the outset.

**Investment Opportunity:** This listing not only represents land but a launchpad for a lucrative venture in one of the most desirable destinations. With increasing demand for unique, luxurious experiences, the development potential here is unmatched.

Envision breaking ground on this majestic piece of land, where the allure of Grace Bay Beach and the prestige of Leeward converge to create the ultimate backdrop for your next project.

### Directions

Call Listing Agent 649.232.4221