



CHRISTIE'S INTERNATIONAL REAL ESTATE PRESENTS

Villa Seacliff

Six bedrooms. 232 feet of ocean frontage. The highest point of Ocean Point Drive. One of one.

\$5,950,000

Ocean Point Drive, Chalk Sound, Providenciales | MLS 2600739

Presented by Drew Scrymgeour

villaseacliff.tciinsider.com

There are properties that can be recreated with enough land, money and the right architect. Villa Seacliff is not one of them.

Elevation. 232 feet of coastline. Water on three sides and your own way down to it. These are the things no budget and no architect can produce, and Villa Seacliff has all of them. The deck has been upgraded, the interiors refreshed, and the house is already earning under TKCA management.

232 ft	6	6	6,185	0.69	2007
Direct ocean frontage	Bedrooms	Bathrooms	Sq ft interior, plus decks	Acres	Built, recent upgrades



The courtyard, sheltered from everything

At the heart of the estate the pool sits in a protected courtyard, framed by palms, the main house and a covered terrace, with a built in grill for long lunches and shade for the middle of the day.

Already earning, already managed

Villa Seacliff is rented and managed by TKCA, one of the top villa management companies on the island. The management and guest systems are in place today.



THE SETTING

The last house before the ocean

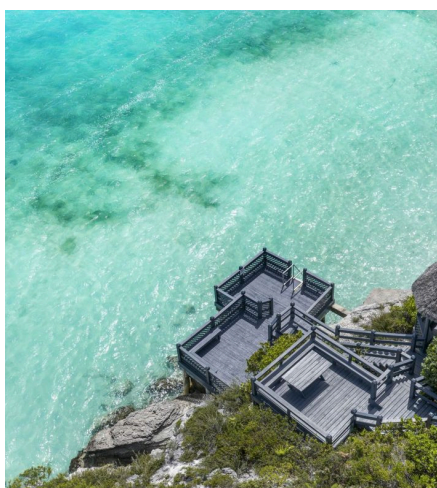
Villa Seacliff commands the highest point of Ocean Point Drive, on a headland with water on three sides and nothing in front of it but sea. The view runs across Taylor Bay and along the coastline, and every one of the 232 feet of frontage is cliff edge, deck and open water.

A deck that runs to the edge

The deck wraps the cliff top in a sequence of terraces for sunbathing, dining and watching the water. It has just had major sections replaced and upgraded, with a substantial new outdoor furniture collection.

Your own way into the sea

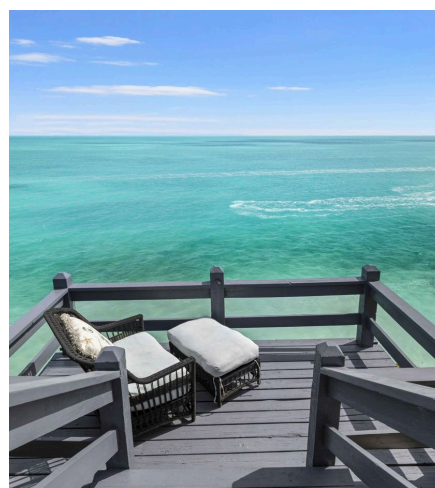
Stairs descend the cliff, past a thatched gazebo, to a private swim platform. Taylor Bay is a short walk from the gate.



The private swim platform



The thatched gazebo above the water



The upgraded deck



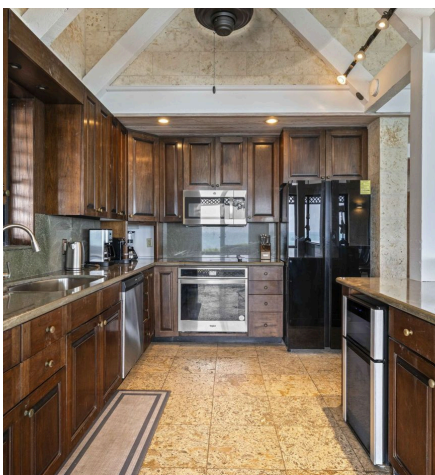
THE HOUSE

Built to keep the water in view

The great room rises to soaring vaulted ceilings, with a run of arched windows above and louvered doors below that open the whole wall to the sea. The ocean stays in view from the sofas, the dining table and the kitchen island.

Six suites. Two houses. Real privacy.

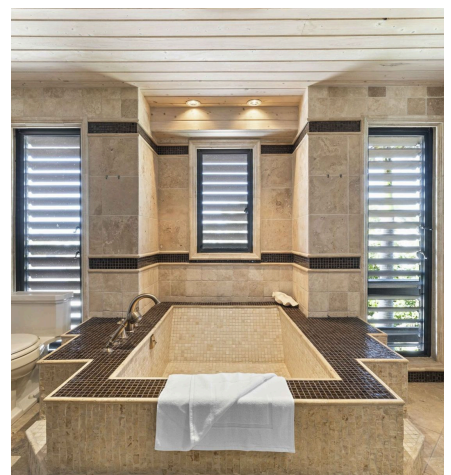
Four bedrooms sit within the main residence, led by a primary suite with its own sitting area, ensuite bathroom and a wraparound balcony over the water. A separate two bedroom guest house has its own living area and kitchenette, so you can host a full house and never give up your own space.



The kitchen



Bedroom opening to the ocean



Stone bathroom with soaking tub



What cannot be built again

- The highest point of Ocean Point Drive
- 232 feet of direct ocean frontage
- A headland position with water on three sides
- A private swim platform straight into the sea
- A short walk to Taylor Bay

What comes with it

- Six bedrooms and six bathrooms across a main residence and guest house
- 6,185 sq ft of interior space plus covered and open decks
- A protected pool courtyard, cliffside gazebo and outdoor grill
- A refreshed furniture package, including the pool table and new lounge seating
- A rental operation already running under TKCA management

THE NUMBERS

\$962

per sq ft of interior

\$5,950,000 over 6,185 sq ft, decks excluded

\$25,647

per foot of frontage

\$5,950,000 over 232 ft

30,056

square feet of land

0.69 acres

OWNING IN THE TURKS AND CAICOS

No annual property tax

No income, capital gains, inheritance or annual property tax. Stamp duty is paid once, on purchase.

Freehold title

No restriction on foreign ownership. Villa Seaciff is Block 60612, Parcel 81 on the land registry.

US dollar economy

A British Overseas Territory with English common law and the US dollar as its currency.

Close to home

Under two hours from Miami and under four from New York by direct flight.



OCEAN POINT, CHALK SOUND

Arrange a private viewing

In person on island, or by live video from wherever you are. All enquiries are handled in confidence.

Address	Ocean Point Drive, Providenciales
Area	Sapodilla Bay: Chalk Sound
Parcel	Block 60612, Parcel 81
MLS	2600739

Drew Scrymgeour

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Christie's International Real Estate Turks & Caicos, One Season Plaza, Unit 7, Grace Bay



Rented and managed by TKCA Vacation Rentals, one of the leading villa management companies in the Turks and Caicos. 649 431 1234, info@tkcavacationrentals.com

Source: Turks and Caicos Real Estate Association MLS, listing 2600739. Interior area of 6,185 sq ft is total interior GEA and excludes covered and open decks. Price per square foot, price per foot of frontage and land area in square feet are calculated from these figures. All information is deemed accurate but should be verified if important.