

# The Islander

ANDREW ASHCROFT'S INSIDERS GUIDE TO TURKS AND CAICOS REAL ESTATE | MAY 2025

## *What's Inside:*

- *Featured Real Estate Listing:  
Main Street Grace Bay*
- *Up-to-Date Market Info*
- *Andrew's Guide to Buying  
in Turks and Caicos*



ANDREW ASHCROFT

LICENSED BROKER | TURKS AND CAICOS

# HOW TO OWN IN TURKS AND CAICOS: A SIMPLE GUIDE

For more than 20 years, I've had the privilege of helping clients turn their Caribbean real estate dreams into realities. One thing I've seen time and again: buying property in Turks and Caicos is refreshingly straightforward. With no restrictions on foreign ownership, no annual property taxes, and no capital gains taxes, investing here is as smart as it is simple.

Whether you're looking for a vacation getaway, an investment opportunity, or a forever home, this issue of The Islander has what you need to know to make it happen.

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# MAIN STREET GRACE BAY



## MAIN STREET GRACE BAY

STUDIO, 1-BR, 2-BR AND 3-BR UNITS AVAILABLE | SQ. FT: 350-1,700 | FROM \$400,000

[VIEW LISTING](#)

A brand-new chapter in sophisticated residential and commercial living is unfolding at Main Street Grace Bay. The exclusive development offers the perfect blend of modern luxury and timeless elegance, set in the heart of Grace Bay. Residences here provide the ideal sanctuary for those seeking refined living in one of the most coveted locations.

Main Street Grace Bay boasts 147 meticulously designed units, with prime commercial spaces available on the ground floor, creating a vibrant and dynamic community. Enjoy the convenience of being within walking distance to world-class restaurants, lively entertainment, and the pristine shores of Grace Bay Beach. With immaculate finishes, breathtaking views, and an unparalleled ambiance, Main Street Grace Bay is more than just a place to live—it's an investment lifestyle.





**THE RESIDENCES AT HAWKSBILL**

BEDROOMS: 5 | BATHROOMS: 6 | SQ FT: 3,650 | \$4,999,999

[VIEW LISTING](#)

The Residences at Hawksbill, an exclusive collection of waterfront villas from renowned American developers MV2, offer a new standard of luxury living in the Turks and Caicos Islands. Nestled on the serene shores of Flamingo Lake, this private enclave provides owners with key-coded access to the secluded Hidden Beach, creating the ultimate blend of privacy and tropical paradise.

Villa #8, set for completion in late Q3 2025, features a 3-bedroom, 3.5-bath main house with 2,780 sq ft of air-conditioned, opulent living space. Every inch of this villa has been meticulously designed, including a stunning glass-fronted infinity pool and lounging deck that invites relaxation.

The expansive rooftop deck offers unparalleled sunrise views over the Caicos Banks and awe-inspiring sunset and moonrise views over Flamingo Lake. The property also includes a 780 sq ft 2-bedroom, 2-bath guest house, designed with rental potential in mind.



**LA SIRÈNA VILLAS**

BEDROOMS: 3 | BATHROOMS: 2 | SQ FT: 1,366 | \$649,000

[VIEW LISTING](#)

Just steps away from the North Shore Beach, La Sirèna Villas is The North Shores of Providenciales newest affordable luxury Villa Development. La Sirèna is a managed, gated villa community with contemporary family homes designed to capture and inspire the spirit of island beach living.

Consisting of 22, 3-bedroom oceanview villas and 12 oceanfront villas, this unique opportunity with open floor plan, stylish kitchen, spacious bedrooms, and detailed finishings. All that, plus hurricane-rated windows and doors, landscaping and a rooftop lounge that takes in the crystal-clear water views of the North Shore makes this the perfect investment!

A Retreat Pool located in the shared Summer Space is a delight on hotter days and is great for family gatherings. Set on .26 acres of land, each villa is perfectly priced, offering pre-construction rates to allow for Stamp Duty savings.



## BEACHFRONT PENTHOUSE



### WYMARA RESORT

BEDROOMS: 2 | BATHROOMS: 2 | SQ FT: 1,835 | \$2,400,000

[VIEW LISTING](#)

This fourth-level, 2-bedroom, 2-bathroom suite at Wymara Resort is the only one of its kind on this floor. It offers 1,835 sq. ft. of contemporary design with floor-to-ceiling sliding doors, two private balconies, and chic, modern furnishings. Separated by an entrance foyer, flexible space can be transformed into a one-bedroom suite, allowing owners to maximize an already-established rental revenue.

Newly renovated, the residence features a custom kitchen with high-end appliances, a luxurious ensuite bathroom with a freestanding tub, and an in-unit washer/dryer. Owners enjoy access to Wymara's world-class amenities, including a 7,000-square-foot infinity-edge pool, beachfront dining at Indigo and Blue Water Bistro, a spa, fitness center, 24-hour concierge, and security.



## BEACHFRONT HOMESITE



GRACE BAY BEACHFRONT  
ACRES: .73 | \$7,500,000

[VIEW LISTING](#)

*“The crown jewel of Grace Bay—this is the last chance to own prime beachfront land in the most sought-after location on Providenciales.” - Andrew*

This extraordinary property offers the only available beachfront land on the coveted Grace Bay Beach for private villa development. Spanning 0.73 acres with 95 feet of beach frontage, it is the perfect canvas for a custom luxury villa. For a truly unmatched opportunity, the parcel can be combined with adjacent lots for a total of 2.9 acres and 285 feet of pristine beachfront, available as a group listing for \$19.5 million.

## CANALFRONT HOMESITE



LEEWARD CANALFRONT HOMESITE  
ACRES: .13 | \$950,000

[VIEW LISTING](#)

*“Boaters, take note! This rare canalfront lot in the prestigious Kira Isles offers an unparalleled opportunity to build your custom waterfront retreat.” - Andrew*

Waterfront lots in the prestigious Kira Isles are a rare find. Boasting 58 feet of water frontage, the property provides direct access to calm, clear canals and nearby Caribbean beaches. Situated in an established upscale community with paved roads, underground utilities, and a finished canal wall, this lot is just minutes from Blue Haven Marina, Grace Bay Beach, and the Royal Turks and Caicos Golf Club.

# MY ADVICE FOR FIRST-TIME BUYERS



*By Andrew Ashcroft*

*Over the years, I've helped hundreds of buyers navigate their first investment in Turks and Caicos. My advice? Take your time getting to know the islands—and trust local expertise. Each island and neighborhood has its own character, and finding the right fit is key.*

## **A few of my tips:**

- **Visit During Different Seasons:** Understand how the island feels year-round.
- **Think Long-Term:** Consider not only how you'll use the property today, but how it fits into your future goals.
- **Understand Ownership Types:** Whether it's freehold land, a condo, or a villa in a resort community, each offers different benefits.
- **Work With Professionals:** From attorneys to surveyors, a trusted team ensures a smooth process.
- **Remember:** You're not just buying property—you're investing in a lifestyle, a community, and a legacy.

Have questions or ready to start your search? Let's connect and explore your options together.



# UNLOCKING OWNERSHIP:

## THE BUYING PROCESS MADE EASY

*By Andrew Ashcroft*



### **STEP 1: FIND YOUR PERFECT PROPERTY**

Work with an experienced local agent who knows the islands inside and out. As a second-generation Islander, I offer insights that only come from living here. I help clients narrow down their options based on location, lifestyle, and long-term goals—whether it's a waterfront villa, a secluded estate, or a turnkey condo.

### **STEP 2: MAKE AN OFFER AND SIGN A SALES AGREEMENT**

Once you find your ideal property, we submit a formal Offer to Purchase. Upon acceptance, both parties sign a Sales Agreement, typically accompanied by a 10% deposit held in escrow.

*Continued on next page....*



### STEP 3: DUE DILIGENCE AND TITLE SEARCH

Your attorney will conduct a thorough title search to confirm clear ownership and ensure there are no liens or encumbrances. Turks and Caicos uses the Torrens land registration system, providing buyers with secure, absolute title—guaranteed by the British Crown.

### STEP 4: GOVERNMENT APPROVALS (IF NEEDED)

For certain properties, like Crown Land or high-value transactions, government approval may be required—but most residential purchases do not require additional permits for non-citizens.

### STEP 5: CLOSING THE DEAL

Once all checks are complete and conditions are satisfied, your attorney coordinates the closing. Original signatures are required and must be notarized with an official stamp. At closing, the final payment is made, and the transfer documents are filed with the Land Registry. Ownership is officially transferred, and a one-time Stamp Duty (ranging from 6.5% to 10%, depending on property value) is paid at the time of registration.



## KEY POINTS

- There are no restrictions on foreign ownership in Turks and Caicos.
- There are no annual property taxes and no capital gains taxes.
- A one-time Stamp Duty is due at registration (6.5%–10% based on property price).
- The Torrens land system guarantees freehold title, secured by the British Crown.
- Transactions are completed in U.S. dollars for added convenience.



“*As a second-generation Islander with over two decades of experience in Caribbean banking and high-end property development, I bring a unique blend of local insight and financial expertise to every client relationship. Let’s find your next property!*”

*corcoran*

TURKS AND CAICOS

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For over 50 years, the Corcoran brand has defined real estate excellence, built on a foundation of service, integrity, and market expertise. As part of the trusted Anywhere Real Estate family—recognized by the Ethisphere Institute as one of the World’s Most Ethical Companies for 13 consecutive years—the Corcoran brand stands for professionalism and integrity. In partnering with Corcoran, my clients benefit by staying ahead of the curve with tools and technologies to succeed.



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PRODUCTIONS

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**TCREA**

