



CHRISTIE'S INTERNATIONAL REAL ESTATE PRESENTS

Juan Del Mar

Four bedrooms. Four bathrooms. Two kitchens. Your own shoreline on the turquoise water of Chalk Sound.

\$2,150,000

Chalk Sound, Providenciales | MLS 2600740

Presented by Drew Scrymgeour

juandelmar.tciinsider.com

Most people come to the Turks and Caicos for the water. Juan Del Mar was designed around it.

A genuine waterfront home on Chalk Sound, with its own shoreline, a pool a few steps from the lagoon and broad views across one of the most distinctive landscapes in the islands. Two levels, two kitchens and two living areas give it the flexibility of a much larger house, and it is already rented and managed by TKCA.

4	4	2,200	2	0.56	2001
Bedrooms	Bathrooms, plus a sleeping loft	Sq ft over two levels, approx.	Full kitchens and living areas	Acres, waterfront	Built, two storeys



Set directly on Chalk Sound

Juan Del Mar sits on the edge of Chalk Sound, the shallow turquoise lagoon protected as a national park. The house faces the water, the pool faces the water, and the shoreline at the bottom of the garden is yours.

Built for friends and family

Two independent levels mean grandparents, children or a second couple can have their own kitchen and living room, and still gather around the one pool. Nobody is in anyone's way, and everyone has the view.



ON THE WATER

Downstairs, the pool and the water

The lower level connects straight out to the pool terrace and the waterfront beyond. The pool and patio sit only steps from the lagoon, with sun loungers, a covered dining terrace and a sand edge running down to the water.

Your own way onto the water

Swim, kayak or paddleboard straight from the property into the calm, shallow water of the sound. The watersports equipment, kayaks and paddleboards, is included in the sale. Sapodilla Bay is close by when you want sand and open sea.

A DAY AT JUAN DEL MAR



Morning. Start on the water from the bottom of the garden.



Afternoon. Around the pool, steps from the lagoon.



Evening. Dinner on the balcony over the sound.

Two levels. Two kitchens. Two ways to live in it.

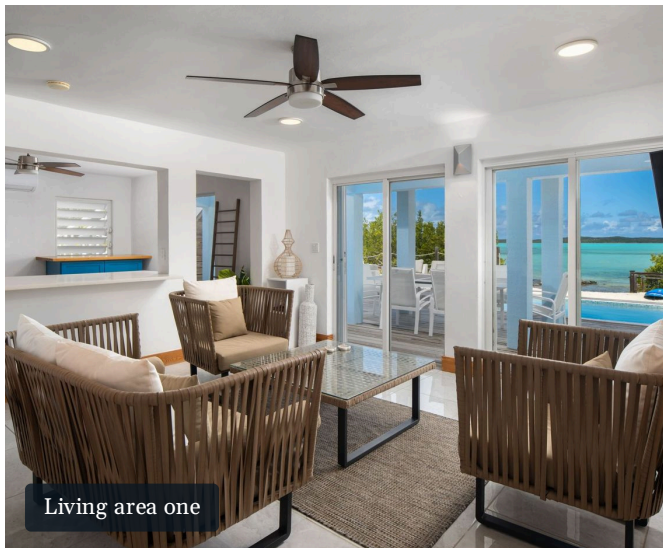
The villa is arranged over two floors, each with a full kitchen and its own living area. Owners can keep one level and give guests the other, families can spread out, and rental guests get the privacy of a home rather than a house share.



Kitchen one



Kitchen two



Living area one



Living area two

Upstairs, the view

The upper level captures broad views across Chalk Sound, with a living room and dining space opening to a covered balcony over the water.

Four bedrooms and a loft

Two bedrooms upstairs with the views, two downstairs by the pool, a king and a queen on each level, four bathrooms, and a sleeping loft with a sofa bed. As TKCA runs it, the house sleeps eight.

WHAT GUESTS SAY

Five star reviews

★★★★★

"By far the most beautiful home we have stayed in, in the Caribbean."

Airbnb guest, September 2026, via TKCA

★★★★★

"The location is walking distance to Taylor & Sapodilla Bay."

Airbnb guest, April 2026, via TKCA

★★★★★

"The beach access was the best feature, just steps from the back deck."

Airbnb guest, August 2026, via TKCA



Already earning, already managed. Juan Del Mar is an established vacation rental, managed by TKCA Vacation Rentals, one of the leading villa management companies in the Turks and Caicos. As operated today it sleeps eight, from \$925 a night.

What cannot be built again

- A private shoreline on the Chalk Sound lagoon
- Water views from both levels of the house
- Direct access to swim, kayak and paddleboard from the property
- Sapodilla Bay close by

What comes with it

- Four bedrooms, four bathrooms and a sleeping loft
- Approximately 2,200 sq ft over two levels
- Two full kitchens and two separate living areas
- A private pool and patio steps from the water
- The watersports equipment, kayaks and paddleboards included
- 0.56 acres, with a two space carport

THE NUMBERS

\$977 per square foot \$2,150,000 over 2,200 sq ft	24,394 square feet of land 0.56 acres	\$925 per night, from the published nightly rate on TKCA
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CHALK SOUND, PROVIDENCIALES

Arrange a private viewing

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

Area Sapodilla Bay: Chalk Sound
Parcels Block 60612, Parcels 20 and 75
MLS 2600740

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

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, with title on the government land registry.

US dollar economy

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

Close to home

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



Rented and managed by TKCA Vacation Rentals. 649 431 1234, info@tkcavacationrentals.com