

# FORBES REALTY TCI

**Purchasing a property in Turks & Caicos Islands** is a great investment with the following financial advantages:

- No property tax or income tax
- No probate fees or succession duties
- Well established confidentiality laws
- Official language is English
- Official currency is the U.S. dollar



## **Our services include:**

- Property Sales
- Land & Title Research
- Development Logistics
- Valuation & Survey
- Generational Land Claims
- Property Management

**Call, email or come visit!** Our offices on both North and Middle Caicos provide convenient and effective assistance. We welcome your enquiries anytime and will always provide you with quality service.

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## Three Mary Cays Subdivision *North Caicos*



*Fabulous location, beautiful beach  
privacy and tranquility*

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## Three Mary Cays Subdivision

Three Mary Cays is a well known scenic site on the north shore of North Caicos, home to three small offshore cays providing terrific snorkeling amongst schools of multi-coloured fish. It is an extraordinary location, with beaches stretching for miles in both directions – and no people. This subdivision has been well planned to allow all lots easy access to the beach with ten pathways from the beachroad onto the shore. Most importantly, power is now available to all lots underground, and the first home has been completed on site.



Three Mary Cays can be reached from three different directions on excellent roads improved by the government in 2015. Within the subdivision all the roads have been cleared and lot markers put in place. Construction on North Caicos is affordable with convenient container shipping to Bellefield Landing and direct delivery to your lot. Current building costs are roughly \$250-300 per sq ft, with an 8-12 month timeline for completion of your home.

The Turks & Caicos Islands is steadily growing as a high end tourism destination, making investment now a very good long term prospect. Additionally, there are no annual property taxes. For those seeking a secure land banking opportunity, a personal Caribbean retreat or to develop a rental property, Three Mary Cays offers a serious investment opportunity.



North Caicos is the “garden island” of TCI with tall trees and busy farms, yielding a great range of locally grown foods. It receives the most rain of the islands, keeping your cistern water supply full all year. Five villages total a population of 1,700 friendly people. Many convenient amenities make living on North Caicos very comfortable.



Three Mary Cays has an unusual beauty with the sparkling white sand beach and dazzling turquoise sea balanced in perfect harmony. This subdivision offers the opportunity to purchase one acre of property at several price levels – from \$35,000 for a pondside lot just 5 minutes walk from the spectacular beach to a second tier lot at \$99,000.



In 2015, Turks & Caicos were noted as the “best island in the world”, and now is the time for you to join us and buy your own special piece of these amazing islands. North Caicos offers peace and serenity with the cosmopolitan services of Providenciales an easy ferry ride away. Coming home to Three Mary Cays is a unique treasure and a secure investment.

Buying a property in Turks & Caicos is a great investment.  
Come visit soon and build your Caribbean dream home.