



THE RESERVE AT BOTTLE CREEK

NORTH CAICOS

PRIVATE BUYER PORTFOLIO

For those who know where to go.
TURKS & CAICOS ISLANDS



The Quiet SISTER ISLAND.

Twelve miles north of Providenciales lies a different Caribbean — slower, greener, almost forgotten. North Caicos is the lush counterpoint to its glamorous neighbor: freshwater ponds, tall palm groves, single-track roads drifting between settlements that have not changed in a century.

Here, on the island's eastern flank, the land opens onto Bottle Creek Lagoon — a sheltered, glass-flat expanse of shallow turquoise water that draws bonefishermen, kiteboarders, and those who simply wish to disappear.





The Land.

The Reserve encompasses 75 contiguous acres along the western shore of Bottle Creek Lagoon — the largest single private land holding on North Caicos. Over 2,000 feet of lagoon waterfront. Mangrove-fringed edges, elevated interior sites, and a protected natural landscape that will not change. North Caicos Airport (NCA) reopens in 2026 following a \$29M government reinvestment in runway, terminal, and direct air service. The timing is deliberate. The opportunity is finite.

75

ACRES OF PRIVATE LAND

2,000+

FEET OF LAGOON WATERFRONT

5

MINUTES TO NORTH CAICOS AIRPORT

0%

INCOME • CAPITAL GAINS • INHERITANCE TAX



Bottle Creek LAGOON.

Six miles long and rarely deeper than a man's chest. The lagoon is a cathedral of pale turquoise — wadeable flats for the bonefisherman, glass for the kiteboarder at dawn, and quiet, quiet water for everyone else.

THE ISLANDS — *Climate, Crown, Currency.*

CLIMATE

350 days of sunshine. Average 82°F. Trade winds 12–18 kt.

GOVERNMENT

British Overseas Territory. Stable parliamentary democracy under the Crown.

LANGUAGE

English, the official and spoken language of the islands.

CURRENCY

United States Dollar. No exchange friction for North American buyers.

TAXATION

No income tax. No capital gains. No inheritance tax. No property tax on land.

RESIDENCY

Permanent Residency Certificates available to qualifying real-estate investors.



Effortless from the MOMENT YOU LAND.

Your aircraft touches down at North Caicos Airport. The door opens. There is no terminal line, no baggage carousel, no queue. A dedicated customs officer meets you at the plane. Your luggage disappears. A chilled towel appears in its place.

Minutes later you are taking a magical boat ride across the lagoon and The Reserve opens ahead of you where your private villa awaits.. You are handed a drink and a towel. This is how arrival should feel.



TCIAA STRATEGIC MASTER PLAN

AIRPORT DESIGN



Barefoot Luxury.

The Reserve's over-water villas are designed around a single premise: nothing should come between you and the lagoon. Walls retract. Floors are honed coral stone, cool underfoot at midday. Ceilings are bleached teak, washed pale by the light. The palette is sand, linen, and water — nothing more.

Beneath the bedroom floor, a glass panel opens onto the reef below. You can watch the parrotfish from your bed. Every villa is staffed privately. Your butler anticipates. Your housekeeper disappears. The minibar is stocked to your preferences before you land. Nothing is accidental. Everything is considered.



THE LAGOON *is Yours.*

THE WATER

Bottle Creek Lagoon is six miles of sheltered, glass-flat water — rarely deeper than a man's chest, consistently 82°F, and almost always empty except for you. The Reserve's five-star watersports atelier is staffed year-round with PADI-certified guides, master bonefishing captains, and kiteboarding instructors with international credentials.

*What you choose is yours. A dawn session on the kite.
A guided flats walk in search of bonefish at low tide.
A foil board skimming the surface in silence. A
paddleboard out to the sandbar with a cold drink and
nothing to do. The instructors disappear when you want
them and appear when you don't know you need them.*



BONE FISHING *Kiteboarding* WING&FOIL SUP DIVE&SNORKEL *Paddle*



Dining ISLAND STYLE.

DINING

Dinner at The Reserve is not an event you plan around — it is something that simply appears, exactly as you wanted it, at the hour you prefer. Your private chef sources from the island's fishermen each morning. Lobster caught that afternoon. Conch ceviche with lime from the garden. A wine cellar curated by your preference, replenished before you notice it depleting.

For those who want to learn: The Reserve hosts intimate cooking experiences led by visiting culinary talent — including programming with chef Todd English — focused on Caribbean technique, local ingredients, and the unhurried pleasure of cooking well.

Links along the Lagoon

Within three to four years, The Reserve will introduce North Caicos's first private golf course — a walking-friendly, links-style layout designed to move with the island's natural topography rather than against it. Holes will play along the lagoon's edge, through stands of native palmetto, and across the elevated ridge to the north.

It will not be designed for spectacle. It will be designed to be walked in the evening light, with a caddie who knows every break, and a cold drink waiting at the turn.

Membership will be limited to estate owners. No tee times. No crowding. Just the course, the breeze, and the water beyond the flag.





Bottle Creek

INVESTMENT OPPORTUNITY

A limited opportunity to participate in the first phase of The Reserve at Bottle Creek, directed toward the initial resort land purchase and positioned ahead of North Caicos luxury evolution.

\$1.5M

INITIAL EQUITY OFFERING

10x+

TARGET PRIVATE EQUITY RETURNS

LAND-BACKED

DISCOUNTED LAND BASIS

LIMITED ACCESS

FOUNDER PRICING - FUTURE PHASES

Land, villas and condo units remain available only within a very limited offering.

A Compelling STORY.

A rare waterfront land position with an ultra-luxury hospitality vision, experienced Turks & Caicos development leadership, and timing all aligned with North Caicos' next chapter of infrastructure, access, and value creation.



75 ACRES + ISLAND

WATERFRONT LAND ACQUISITION INCLUDING 108-ACRE LOT

ULTRA-LUXURY RESORT

DISCOVERY OR FOUR SEASONS BRAND POTENTIAL

VILLAS + CONDO HOTEL

OVER-WATER, OVER-LAND, GOLF, WELLNESS + ECO-TOURISM

EXPERIENCED TCI TEAM

HYATT ANDAZ, ANANTARA + SANDY POINT MARINA DEVELOPERS

90% LAND DISCOUNT

SIGNIFICANTLY BELOW PROVIDENCIALES WITH FIRST-MOVER TIMING

NEXT GO-TO DESTINATION

TURKS & CAICOS' MOST SOUGHT-AFTER CARIBBEAN MARKET

BOTTLE CREEK — *Preliminary Financials*

(subject to adjustments)

North Caicos is poised to have all the upside of luxury hospitality and amenities similar to Providenciales, with a higher quality lifestyle experience from lower density and more beautiful landscape.

CAPITAL STACK (EST)	Amount	% Cap
Equity - Land	11,000,000	9%
Equity - Development	3,000,000	3%
Pre-sales	55,000,000	47%
Debt	55,016,250	47%
Total	124,016,250	107%

Total Round 1 Equity Raise	14,000,000
Villa/ Condo Hotel Sales Profit	136,657,350
Expected 5 Year Return Operations	55,000,000
Expected Return from Sales	976%
Expected 5 year Return from Operations	393%
Expected Return from Appreciation 108 Acres	283%
Total Expected Return	1652%

MARKET POSITIONING

Convergence in land values toward Providenciales, with greater long-term potential due to scarcity, beauty and low-density planning.

INVESTOR ADVANTAGE

DISCOUNTED LAND ENTRY
COLLATERALIZED BY ACQUIRED LAND
HIGHLY QUALIFIED DEVELOPMENT TEAM

VALUE CREATION DRIVERS

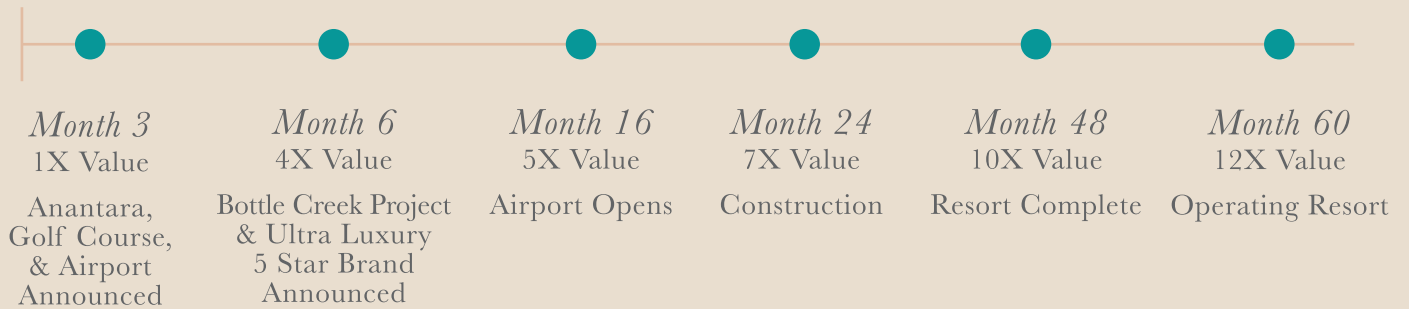
SANDY POINT RESORT DEVELOPMENT
GOLF COURSE MOMENTUM
AIRPORT TERMINAL AND RUNWAY RESURFACING



ULTRA LUXURY RESORT DEVELOPMENT



ULTRA LUXURY RESORT VALUE CREATION



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A Private NORTH CAICOS RESIDENCE.

The Reserve at Bottle Creek is not a resort. It is a private estate built for those who have already seen enough of the world to know what matters.

A boat appears when you want to leave. Dinner appears when the sun begins to fall. The best service here is almost invisible.

And beneath that ease sits something far rarer: seventy-five private acres in one of the Caribbean's last undeveloped luxury markets—paired with no income tax, no capital gains tax, no inheritance tax, and expanding direct air access beginning in 2026.

Privacy is the luxury. Timing is the opportunity.

Private viewings by appointment.

FOR PRIVATE INQUIRIES

Michael Carino

contact@sandypointresort.com

(203) 536-2638