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Villa 3 - The Summit - Blue Mountain Ocean View

Providenciales, Turks and Caicos Islands

MLS# 2400322

$3,150,000













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Among the last three remaining private homesites at one of Turks & Caicos' most distinctive and sought-after luxury villa communities, Summit Villa 3 is designed for the kind of private island living that feels both effortless and considered. At 94 feet above the water, and with panoramic ocean views from everywhere (including all four ensuite bedrooms), Summit Villa 3's stunning 6,287 finished square feet design (inspired by Italian architect Luigi Vietti's famous Hotel Pitrizza) commands the most ocean-adjacent location in the enclave and provides the perfect island escape. You arrive past a limestone cliff into a motor court and two-car garage, then through a water-feature entry into a sunlit vestibule and a curved stair under an Italian ocular skylight. On the main floor the Great Room lifts to more than 14 feet, its floor-to-ceiling glass pulling the eye across a curvilinear infinity pool to the sea. Montesano tile, impact-resistant high-efficiency windows and doors, recessed LED lighting, and hallway skylights keep the rooms bright and quiet. The primary bath has a soaking tub and an outdoor grotto shower. The kitchen is a serious working space. A true infinity pool, gated entry, and a full security system come with the house. Above, a living green roof by Jörg Breuning and a rooftop solar system with Tesla storage. Below, close access to The Summit's private ocean path. You can add a Restoration Hardware furniture package, a flex room for a fifth ensuite bedroom, gym or cinema, more solar, an outdoor kitchen or firepit, even an elevator. Latitude 22 gives buyers unusually wide room to shape and personalize the finished house. The enclave promotes stargazing via 'Dark Sky' exterior lighting standards and protects privacy and view corridors through a simple Restrictive Agreement. Five-star rental management as well as a full caretaking service are there if you want it—entirely optional if you don't. Come walk a completed Summit villa and see how the rooms meet the view. The Summit Villas are pre-construction. Some actual photos and video show a finished model home.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2400322**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
3	**4**	**Ocean View**	**0.32 Acres**

Year Built	Sq Ft
2026	**6,367**

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Property Features

Construction **Block, Brick, Concrete, Siding, Steel, Other - See Remarks**	Foundation **Other - See Remarks**	Monthly Assessment **1250**	Pet Restrictions **Yes**
Unit Number **Villa 3**	Waste Disposal **Septic Tank**		

Updated: 11/20/2026, 01:00:04 PM
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