

## Ninety-Nine Steps Villa, Grace Bay

Providenciales, Turks and Caicos Islands

MLS# 2500459

**\$3,275,000**





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Welcome to Ninety-Nine Steps Villa, a charming and newly renovated villa tucked into the heart of Grace Bay and just ninety-nine steps from the white sands and turquoise waters of one of the world’s most celebrated beaches. Flanked by top-tier luxury resorts like the St. Regis Residences, The Somerset, and The Palms, and adjacent to Sibonné Beach Hotel and Rotary Park beach access, this villa enjoys an exceptional walkable location. Within minutes you’ll find fine dining, lively bars, coffee shops, and boutique shopping in the vibrant Uptown Grace Bay area. Sitting on 0.32 acres and fully fenced with electric entrance gates, this open plan 2,550 sq. ft., 4-bedroom, 2 full bathroom, 2 half bathroom home is thoughtfully laid out for comfortable island living. The lower-level features three bedrooms, including the primary suite with ensuite bathroom and two guest bedrooms. The fourth bedroom is accessed by a spiral staircase and is a unique loft-style bedroom complete with twin beds, a sitting area, half bathroom, and dedicated AC unit - nicely equipped for younger guests or a cozy office retreat. The villa has undergone a comprehensive renovation including a brand-new kitchen, all-new light fixtures, updated bathrooms, custom closets, and new furniture throughout the bedrooms, living, and dining areas. The loft upgrade included the addition of a separate AC unit. New window treatments round out the interior refresh. In the outdoor areas, owners and guests enjoy a refinished pool and deck, a custom-built wet bar, outdoor shower, new and mature landscaping with lighting, and stylish new lounge furniture with firepit - all designed for effortless entertaining. A new pool pump, utility upgrades, and automatic entry gates enhance functionality and ease of ownership. Whether you're seeking a full-time residence, vacation retreat, or high-performing rental investment, Ninety-Nine Steps Villa offers an unbeatable combination of location, lifestyle, and a turnkey residence in the heart of Grace Bay.

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2500459</b>	Listing Type <b>Single Family Home</b>
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## Key Details

Bed <b>4</b>	Bath <b>4</b>	View <b>Ocean View</b>	Lot Size <b>0.35 Acres</b>
Year Built <b>2007</b>	Sq Ft <b>2,550</b>		

## Property Features

Access <b>Asphalt</b>	Construction <b>Block, Concrete</b>	Cooling <b>Split</b>	Exterior Features <b>Balcony, Pool Inground, Gazebo</b>
Flooring <b>Alarm</b>	Foundation <b>Slab</b>	Interior Features <b>Cable, Dishwasher, Kitchen, Living Room, Refrigerator, Washer/Dryer</b>	Lot Features <b>Landscaped</b>
Pet Restrictions <b>Yes</b>	Waste Disposal <b>Treatment</b>	Water <b>City Water</b>	

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