P.O. Box 381. Cactus House, 375 Grace Bay Road, Grace Bay, Providenciales, Turks and Caicos Islands.
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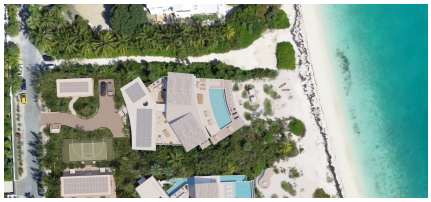
AEOLIAN | LEEWARD CHANNEL

Providenciales, Turks and Caicos Islands

MLS# 2500790

$16,000,000













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Where the ocean meets the breeze, a new expression of island architecture takes shape. Introducing Aeolian — a modern coastal residence by BleeHalligan Architects, designed of the wind and inspired by the soft, steady trade winds that define the Turks & Caicos experience. Set along the Leeward Channel with over 100 feet of ocean frontage, Aeolian is more than a home — it's a conversation between architecture and nature. Every curve, terrace, and overhang responds to the elements, sculpted by the same easterly winds that cool its living spaces and carry the scent of the sea through every open doorway. Spanning over 6,500 square feet of interior space and 3,500 square feet of outdoor terraces, this seven-bedroom villa is a masterclass in indoor–outdoor flow. Open living areas connect seamlessly to the pool terrace, where a 45-foot lap pool, sunken fire pit, and sheltered dining court overlook the turquoise channel. Inside, form and function are equally considered. A grand living room faces the ocean, complemented by a chef's kitchen, media room, and family suite designed for multigenerational living. Every room frames water, light, and air — the true luxuries of the Caribbean. Beyond the villa, owners can enjoy an optional guest house and a shared amenity lot featuring a bar, sauna, steam room, gym, plunge pool, and pickleball court. Privacy remains paramount, yet convenience is effortless: Grace Bay, Leeward Marina, and world-class dining are only minutes away. Named for Aeolus, the keeper of the winds, Aeolian celebrates balance — between modern design and natural calm, between luxury and restraint, between stillness and motion. This is a home that breathes.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2500790**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
7	**8**	**Beach Front, Ocean Front, Waterfront**	**0.50 Acres**

Year Built	Sq Ft
2027	**10,000**

Property Features

Construction	Foundation	Pet Restrictions	Waste Disposal
Block	**Slab**	**Yes with restrictions**	**Treatment**

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