

## THE RESERVE IN LEEWARD

Providenciales, Turks and Caicos Islands

MLS# 2600005

**\$1,650,000**





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THE RESERVE IN LEEWARD The Release of the Phase 1 of the new and revised development “The Reserve in Leeward”. This offering comprises of a 3 Bedroom Villa with 3.5 bathrooms. The launch of a new 23 villa residential family community located at The Reserve in Leeward. Enjoy a luxury well priced family Villa - The Reserve is located within the central Leeward area off Governor's Road. The community consists of 23 individual Villas which offer a combination of 2, 3 and 4 bedroom villas with the added option of a garage carport. The Villas come with a fully fitted and functional kitchen, bathrooms and exterior landscaping and swimming pool surrounded by a deck and entertainment area. The Villas come with the added attraction of a covered BBQ and seated area which flows well onto the outside decking and pool areas. The project is due to break ground in the 1st quarter of 2026. Each of the Villas and the community offer buyers/owners options of either living at the property full time or if they wish giving the property to an on-island property manager to place into the vacation rental market. Please note the Villas are be sold with an HOA in place but no vacation rental market program as this will be left to each individual purchaser to go down whichever avenue they prefer and best suits their individual needs. N.B - Stamp duty is only paid on the land value of USD\$350,000.00. Further information & Villa plans and drawings is available on request. The project is being developed by the well-known and well-respected developers Kvanar construction in association with award winning internationally recongnized architect Ron Shaw.

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2600005</b>	Listing Type <b>Single Family Home</b>
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## Key Details

Bed <b>3</b>	Bath <b>4</b>	View <b>Garden View, Pool View</b>	Lot Size <b>0.25 Acres</b>
Year Built <b>2026</b>	Sq Ft <b>4,025</b>		

## Property Features

Access <b>Asphalt</b>	Construction <b>Block</b>	Cooling <b>Split</b>	Exterior Features <b>Fenced, Patio, Pool Inground</b>
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Foundation  
**Slab**

Interior Features  
**Breakfast, Cable,  
Dining Area, Ensuite  
Bathroom, Kitchen,  
Living Room, Pets,  
Refrigerator,  
Washer/Dryer**

Lot Features  
**Landscaped**

Pet Restrictions  
**Yes**

Unit Number  
**422**

Waste Disposal  
**Septic Tank**

Water  
**Cistern, City Water**

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