

## Estate 9 - The Summit - Blue Mountain Ocean View

Providenciales, Turks and Caicos Islands

MLS# 2600040

**\$3,975,000**





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Perched 125' above sea level with 180° ocean views, Summit Lot 9 is an extra-large, yet secluded, sunset-facing estate homesite defined by dramatic natural topography set within a protected enclave of nine design-led villas. In response to the land, developer Latitude 22 has created two premium Summit "Curve" villa designs; one 4-bedroom and one 5-bedroom. Each incorporates a fully self-contained "lockout" second primary suite with a separate driveway and entrance, plus its own sun terrace and pool. An ideal configuration for owners seeking a 'multigenerational' retreat for extended family gatherings (or to maximize rental income while still enjoying unlimited year-round access for themselves). Villa 9 is accessed from a private driveway into a substantial motor court and two-car garage. On the main level, the open-plan Great Room is crowned by a sweeping curved ceiling rising to over 14', with floor-to-ceiling glass framing panoramic ocean views across a curvilinear infinity pool. Latitude 22 offers the broadest developer scope on the island for buyer personalization, ranging from customizable furnishing packages to a flex room (gym/media/in-home theatre), additional solar energy capacity, an outdoor kitchen, shower and/or firepit, and even an interior elevator. Owners benefit from The Summit's thoughtfully crafted Restrictive Agreement — one that preserves a "dark sky" exterior lighting protocol, eco-sensitive landscaping, and the privacy, tranquility, and peace of mind inherent in a thoughtfully protected enclave — while remaining refreshingly unburdened by the fees and restrictions common to resort-managed communities. Owners enjoy complete autonomy over how and when their home is used and, for those who do choose to share it, Villa 9's location, views, and caliber of finish make it a natural candidate for TCI's luxury rental market. View construction here:

[https://youtu.be/f6EY4g\\_pCosi=ftSRCvM8Iddaow8b](https://youtu.be/f6EY4g_pCosi=ftSRCvM8Iddaow8b) The Summit Villas are a pre-construction offering. The photos and video within this listing are for demonstrative purposes.

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2600040</b>	Listing Type <b>Single Family Home</b>
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## Key Details

Bed <b>4</b>	Bath <b>5</b>	View <b>Ocean View</b>	Lot Size <b>0.51 Acres</b>
Year Built <b>2026</b>	Sq Ft <b>5,354</b>		

## Property Features

Construction <b>Block, Brick, Concrete, Siding, Steel, Other - See Remarks</b>	Foundation <b>Other - See Remarks</b>	Monthly Assessment <b>1250</b>	Pet Restrictions <b>Yes</b>
Unit Number <b>Estate 9</b>	Waste Disposal <b>Septic Tank</b>		

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