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CORDIAL CAY

Providenciales, Turks and Caicos Islands

MLS# 2600141

$28,000,000

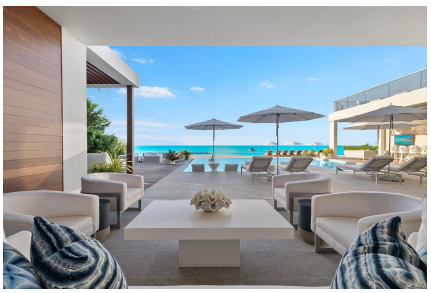












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Gracefully enhanced and commanding one of the most coveted stretches of world-renowned Grace Bay Beach, Cordial Cay offers 120 feet of direct beachfront and captivating western sunset views. A glamorous residence where sophisticated design meets effortless island living, the estate is defined by clean architectural lines, expansive volumes, and seamless indoor-outdoor flow oriented toward the turquoise sea. The approximately 16,000 sq. ft. residence features 10 bedrooms, including six with direct beachfront views, and is further distinguished by three ocean-facing primary suites designed as private retreats with expansive terraces and spa-inspired baths. Interiors are refined and elevated, blending bespoke millwork, natural textures, and luxurious finishes in a palette that complement the surrounding seascape. An expansive great room spans the beachfront façade, framed by fully pocketing glass doors that open to the terrace and pool beyond. The showpiece kitchen anchors the living space, while a separate professional-grade butler's kitchen discreetly positioned at the rear of the home allows seamless catering and large-scale entertaining. The estate is equipped with fully integrated Lutron lighting and Sonos audio throughout interior and exterior spaces, along with centralized climate control, security, and remote-access capabilities. Solar integration enhances efficiency while supporting the home's advanced infrastructure. Additional amenities include a private office, elevator, fully equipped gym, and garage, ensuring comfort and convenience for full-time living or extended stays. Outdoors, the property unfolds as a private resort. A grand pool terrace anchors multiple covered and open-air living areas, complemented by a fully equipped outdoor bar and BBQ pavilion. Above, a dedicated sunset deck provides an elevated vantage point over Grace Bay, an exceptional setting for evening gatherings and panoramic sunset views. Recreation is complete with a private pickleball court and convenient access to tennis courts directly across the street. Enhancing the estate's flexibility, a separate Guest Villa offers two independent two-bedroom residences, one on each level, each with its own kitchen, ensuite bathrooms, and living areas. The Guest Villa also features its own private pool, creating a secluded retreat for guests, extended family, or staff while maintaining complete privacy from the main residence. Elegant, expansive, and impeccably positioned, Cordial Cay offers a caliber of beachfront living reserved for the most distinguished addresses in Turks & Caicos.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600141**	**Single Family Home**

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Key Details

Width	Bed	Bath	View	Lot Size
100	**10**	**12**	**Beach Front, Ocean View, Ocean Front**	**1 Acres**

Year Built	Sq Ft
2020	**16,000**

Property Features

Access	Construction	Cooling	Drive Way
Asphalt	**Block, Concrete, Steel, Wood**	**Central Air, Split**	**Other - See Remarks**

Exterior Features	Flooring	Foundation	Interior Features
Balcony, Fenced, Fitness Centre, Guest House, Patio, Pool Inground, Porch, Gazebo	**Alarm, Monitored Alarm System, Smoke Detection, Sprinkler**	**Slab**	**Cable, Dining Area, Dishwasher, Garage, Kitchen, Living Room, Refrigerator, Washer/Dryer**

Lot Features	Parking Types	Pet Restrictions	Waste Disposal
Landscaped	**Carport**	**Yes**	**Treatment**

Water
City Water

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