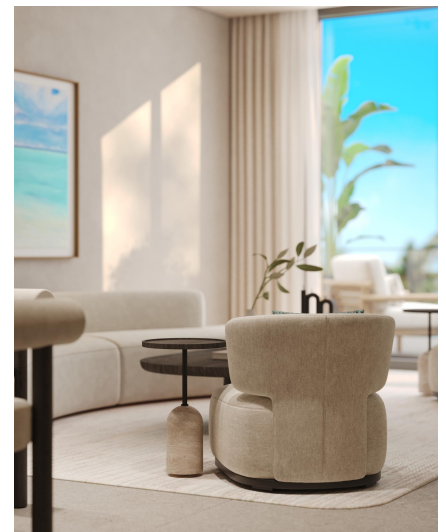


## SAPHORA GRACE BAY 307

Providenciales, Turks and Caicos Islands

MLS# 2600191

**\$1,193,200**





**Sam Hunt**  
 (649) 331-4066  
 sam@hamilton.tc

Elevated island living takes shape in this well-appointed two-bedroom residence at Saphora, a contemporary mixed-use address in the center of Grace Bay. Comprising 44 upscale residences, Saphora blends residential refinement with curated lifestyle amenities, including a stylish café and bistro, a signature fine-dining restaurant, a resort-style pool, a fitness center, and six boutique retail spaces. All positioned within walking distance of Grace Bay’s most desirable conveniences. Spanning approximately 1728 square feet, this third-floor two-bedroom residence offers generous interior proportions and a highly functional layout. The floor plan has been carefully configured to incorporate lock-out capability, providing multiple rental options. Interiors are defined by clean architectural lines, quality finishes, and a natural flow between living and bedrooms. Competitive price-per-square-foot positioning in central Grace Bay further enhances its appeal as both a lifestyle acquisition and income-conscious purchase. Full-service property management is available with a 75/25 revenue split in favor of owners, ensuring a streamlined, professionally administered ownership experience. Balancing space, versatility, and location, this two-bedroom residence presents a compelling opportunity within Grace Bay’s established luxury market.

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2600191</b>	Listing Type <b>Condo</b>
-------------------------------------	-------------------------	------------------------	------------------------------

## Key Details

Bed <b>2</b>	Bath <b>2</b>	View <b>Grace Bay Road</b>	Lot Size <b>1.01 Acres</b>
Year Built <b>2026</b>	Sq Ft <b>1,729</b>		

## Property Features

Access <b>Asphalt</b>	Construction <b>Block, Concrete</b>	Cooling <b>Central Air</b>	Drive Way <b>Paved</b>
Exposure <b>North</b>	Exterior Features <b>Balcony</b>	Flooring <b>Smoke Detection</b>	Floors in Building <b>6</b>
Foundation <b>Slab</b>	Interior Features <b>Breakfast, Cable, Dining Area, Family Room, Kitchen, Living Room, Pets</b>	Lot Features <b>Landscaped</b>	Monthly Assessment <b>1585</b>

Parking Types  
**Parking Space(s)**

Pet Restrictions  
**Yes with restrictions**

Unit Number  
**307**

Waste Disposal  
**Treatment**

Water  
**City Water**

---

Updated: 05/13/2026, 12:00:04 AM

The data relating to real estate for sale/lease on this website comes in part from a cooperative data exchange program of the Turks and Caicos Multiple Listing Service (MLS) in which these Brokers participate (TCREA). The properties displayed may not be all the properties in the Turks and Caicos MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker/Agent are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties is noted as Courtesy of: Turks and Caicos Real Estate Association. Information provided is thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright.