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THE SAPHORA GRACE BAY-309

Providenciales, Turks and Caicos Islands

MLS# 2600192

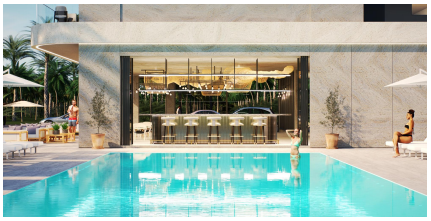
$1,346,350













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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 2,042 square foot, 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	Status	MLS#	Listing Type
Residential	**Active**	**2600192**	**Condo**

Key Details

Bed	Bath	View	Lot Size
2	**2**	**Ocean View, Garden View, Pool View, Grace Bay Road**	**1.01 Acres**

Year Built	Sq Ft
2026	**2,042**

Property Features

Access	Construction	Cooling	Drive Way
Asphalt	**Block, Concrete**	**Central Air**	**Paved**

Exterior Features	Flooring	Floors in Building	Foundation
Balcony, Pool Inground	**Smoke Detection**	**6**	**Slab**

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Interior Features	Lot Features	Monthly Assessment	Parking Types
Breakfast, Cable, Dining Area, Family Room, Kitchen, Living Room, Pets, Refrigerator	**Landscaped**	**1873**	**Parking Space(s)**
Pet Restrictions	Unit Number	Waste Disposal	Water
Yes with restrictions	**309**	**Treatment**	**City Water**

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