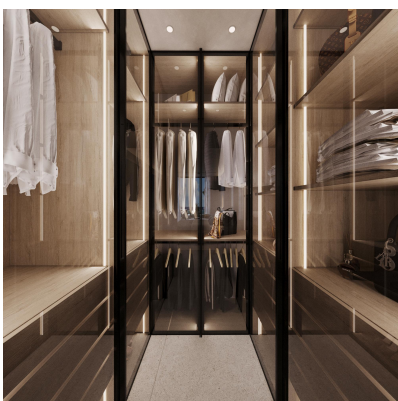


SAPHORA GRACE BAY - 406

Providenciales, Turks and Caicos Islands

MLS# 2600193

\$1,477,200





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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 2462 square feet, this fourth 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 Residential	Status Active	MLS# 2600193	Listing Type Condo
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Key Details

Bed 2	Bath 1	View Grace Bay Road	Lot Size 1.01 Acres
Year Built 2026	Sq Ft 2,462		

Property Features

Access Asphalt	Construction Block, Concrete	Cooling Central Air	Drive Way Paved
Exposure North	Exterior Features Balcony	Flooring Smoke Detection	Floors in Building 6
Foundation Slab	Interior Features Breakfast, Cable, Dining Area, Kitchen, Living Room, Pets, Refrigerator	Lot Features Landscaped	Monthly Assessment 2257

Parking Types
Parking Space(s)

Pet Restrictions
Yes with restrictions

Unit Number
406

Waste Disposal
Treatment

Water
City Water

Updated: 04/23/2026, 12:00:05 AM

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