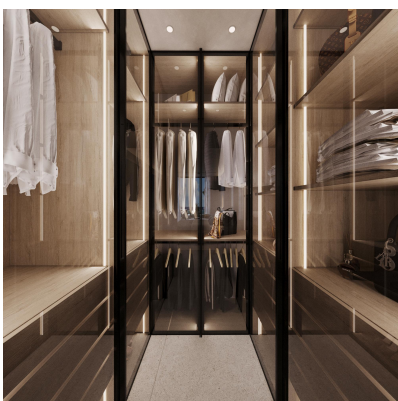


## SAPHORA GRACE BAY - 406

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 <b>Residential</b>	Status <b>Active</b>	MLS# <b>2600193</b>	Listing Type <b>Condo</b>
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## Key Details

Bed <b>2</b>	Bath <b>1</b>	View <b>Grace Bay Road</b>	Lot Size <b>1.01 Acres</b>
Year Built <b>2026</b>	Sq Ft <b>2,462</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, Kitchen, Living Room, Pets, Refrigerator</b>	Lot Features <b>Landscaped</b>	Monthly Assessment <b>2257</b>

Parking Types  
**Parking Space(s)**

Pet Restrictions  
**Yes with restrictions**

Unit Number  
**406**

Waste Disposal  
**Treatment**

Water  
**City Water**

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