

SAPHORA GRACE BAY - 404

Providenciales, Turks and Caicos Islands

MLS# 2600195

\$996,400





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Presenting an exceptionally spacious one-bedroom residence at The Saphora, ideally situated in the heart of Grace Bay. Comprising 44 upscale residences, Saphora is a refined mixed-use development, conceived with modern island living and lifestyle convenience in mind. Residents enjoy access to a stylish morning café and bistro, a signature fine-dining restaurant, a resort-style pool, a fitness center, and six boutique retail spaces, creating a vibrant yet elevated address within walking distance of Grace Bay’s most sought-after amenities. Spanning approximately 1340, this West-facing fourth-floor residence offers views of The Village and Grace Bay, as well as abundant natural light, enhancing the scale and openness of the principal living areas. Exceptionally proportioned for a one-bedroom layout, the floor plan has been thoughtfully designed to maximize comfort and functionality. High-quality finishes and clean contemporary detailing define the interiors, resulting in a residence that feels both refined and enduring. Representing one of the strongest price-per-square-foot offerings in central Grace Bay, this home presents compelling value within a prime location. Full-service property management is available, featuring a competitive 75/25 owner-revenue split, ensuring a seamless, professionally managed ownership experience. Whether secured as a private island retreat or a strategic income-producing asset, this West-facing island-view residence presents a sophisticated opportunity within Grace Bay’s established luxury market.

Essential Information

Property Type Residential	Status Active	MLS# 2600195	Listing Type Condo
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Key Details

Bed 1	Bath 1	View Grace Bay Road	Lot Size 1.01 Acres
Year Built 2026	Sq Ft 1,340		

Property Features

Access Asphalt	Construction Block, Concrete	Cooling Central Air	Drive Way Concrete
Exposure North	Exterior Features Balcony	Flooring Smoke Detection	Floors in Building 6

Foundation Slab	Interior Features Breakfast, Cable, Dining Area, Family Room, Living Room, Pets, Refrigerator	Lot Features Landscaped	Monthly Assessment 1228
Parking Types Parking Space(s)	Pet Restrictions Yes with restrictions	Unit Number 404	Waste Disposal Treatment
Water City Water			

Updated: 06/22/2026, 12:00:03 PM

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