

## 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 <b>Residential</b>	Status <b>Active</b>	MLS# <b>2600195</b>	Listing Type <b>Condo</b>
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## Key Details

Bed <b>1</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>1,340</b>		

## Property Features

Access <b>Asphalt</b>	Construction <b>Block, Concrete</b>	Cooling <b>Central Air</b>	Drive Way <b>Concrete</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, Living Room, Pets, Refrigerator</b>	Lot Features <b>Landscaped</b>	Monthly Assessment <b>1228</b>
Parking Types <b>Parking Space(s)</b>	Pet Restrictions <b>Yes with restrictions</b>	Unit Number <b>404</b>	Waste Disposal <b>Treatment</b>
Water <b>City Water</b>			

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