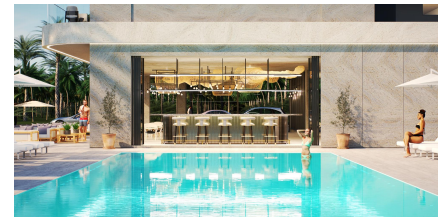


SAPHORA GRACE BAY-109

Providenciales, Turks and Caicos Islands

MLS# 2600197

\$1,500,000





Sam Hunt
 (649) 331-4066
 sam@hamilton.tc

A distinguished expression of contemporary island living, this expansive three-bedroom residence at Saphora offers scale, sophistication, and flexibility in the heart of Grace Bay. Comprising 44 upscale residences within a refined mixed-use setting, Saphora integrates elevated residential design with curated lifestyle amenities, including a signature fine-dining restaurant, a stylish café and bistro, a resort-style pool, a fitness center, and six boutique retail spaces, all moments from Grace Bay’s most coveted attractions. Spanning approximately 3,322 square feet, the second three-bedroom layout is both substantial and intelligently arranged, creating a seamless balance between open-concept entertaining areas and private bedroom retreats. The thoughtfully engineered floor plan incorporates optional lock-out functionality, allowing owners to optimize rental participation while preserving the integrity and privacy of the primary residence. Architectural precision and high-caliber finishes define the interiors, delivering a residence of enduring quality and presence. Generous proportions and strong price-per-square-foot positioning further distinguish this offering within central Grace Bay’s competitive landscape. Professional property management is available, featuring a 75/25 owner revenue split, providing operational ease and income efficiency. For buyers seeking scale, flexibility, and refined design within one of Grace Bay’s most dynamic addresses, this three-bedroom residence represents a rare and compelling acquisition.

Essential Information

Property Type Residential	Status Active	MLS# 2600197	Listing Type Condo
-------------------------------------	-------------------------	------------------------	------------------------------

Key Details

Bed 3	Bath 3	View Ocean View, Garden View, Pool View, Grace Bay Road	Lot Size 1.01 Acres
Year Built 2026	Sq Ft 2,733		

Property Features

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

Foundation Slab	Interior Features Breakfast, Cable, Dining Area, Family Room, Kitchen, Living Room, Pets, Refrigerator	Lot Features Landscaped	Monthly Assessment 2505
Parking Types Parking Space(s)	Pet Restrictions Yes with restrictions	Unit Number 109	Waste Disposal Treatment
Water City Water			

Updated: 07/08/2026, 12:00:08 AM

The data relating to real estate for sale/lease on this website comes in part from a cooperative data exchange program of the Turks and Caicos Multiple Listing Service (MLS) in which these Brokers participate (TCREA). The properties displayed may not be all the properties in the Turks and Caicos MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker/Agent are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties is noted as Courtesy of: Turks and Caicos Real Estate Association. Information provided is thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright.