

## SAPHORA GRACE BAY

Providenciales, Turks and Caicos Islands

MLS# 2600199

**\$879,985**





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

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 1121 square feet, this west-facing first-floor residence offers island views and 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>2600199</b>	Listing Type <b>Condo</b>
-------------------------------------	-------------------------	------------------------	------------------------------

## 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>1,121</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>Patio</b>	Flooring <b>Smoke Detection</b>	Floors in Building <b>6</b>

Foundation  
**Slab**

Interior Features  
**Breakfast, Cable,  
Dining Area, Family  
Room, Kitchen,  
Living Room,  
Refrigerator**

Lot Features  
**Landscaped**

Monthly Assessment  
**1028**

Parking Types  
**Parking Space(s)**

Pet Restrictions  
**Yes**

Unit Number  
**103**

Waste Disposal  
**Treatment**

Water  
**City Water**

---

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

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.