

## SAPHORA GRACE BAY

Providenciales, Turks and Caicos Islands

MLS# 2600199

**\$879,985**





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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 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<br><b>Residential</b> | Status<br><b>Active</b> | MLS#<br><b>2600199</b> | Listing Type<br><b>Condo</b> |
|-------------------------------------|-------------------------|------------------------|------------------------------|

## Key Details

|                           |                       |                               |                               |
|---------------------------|-----------------------|-------------------------------|-------------------------------|
| Bed<br><b>1</b>           | Bath<br><b>1</b>      | View<br><b>Grace Bay Road</b> | Lot Size<br><b>1.01 Acres</b> |
| Year Built<br><b>2026</b> | Sq Ft<br><b>1,121</b> |                               |                               |

## Property Features

|                          |  |                                    |                                |
|--------------------------|--|------------------------------------|--------------------------------|
| Access<br><b>Asphalt</b> | Construction<br><b>Block, Concrete</b> | Cooling<br><b>Central Air</b>      | Drive Way<br><b>Paved</b>      |
| Exposure<br><b>North</b> | Exterior Features<br><b>Patio</b>      | Flooring<br><b>Smoke Detection</b> | Floors in Building<br><b>6</b> |

|  |  |                                   |                                    |
|--|--|-----------------------------------|------------------------------------|
| Foundation<br><b>Slab</b>                | Interior Features<br><b>Breakfast, Cable,<br/>Dining Area, Family<br/>Room, Kitchen,<br/>Living Room,<br/>Refrigerator</b> | Lot Features<br><b>Landscaped</b> | Monthly Assessment<br><b>1028</b>  |
| Parking Types<br><b>Parking Space(s)</b> | Pet Restrictions<br><b>Yes</b>   | Unit Number<br><b>103</b>         | Waste Disposal<br><b>Treatment</b> |
| Water<br><b>City Water</b>               |  |                                   |                                    |

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