

## SAPHORA GRACE BAY - 408

Providenciales, Turks and Caicos Islands

MLS# 2600200

**\$1,635,000**





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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 2733 square feet, this fourth-floor 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 <b>Residential</b>	Status <b>Active</b>	MLS# <b>2600200</b>	Listing Type <b>Condo</b>
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## Key Details

Bed <b>3</b>	Bath <b>3</b>	View <b>Grace Bay Road</b>	Lot Size <b>1.01 Acres</b>
Year Built <b>2026</b>	Sq Ft <b>2,733</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>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, Kitchen, Living Room, Pets, Refrigerator</b>	Lot Features <b>Landscaped</b>	Monthly Assessment <b>2505</b>
Parking Types <b>Parking Space(s)</b>	Pet Restrictions <b>Yes with restrictions</b>	Unit Number <b>408</b>	Waste Disposal <b>Treatment</b>
Water <b>City Water</b>			

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