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# 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 | Status | MLS# | Listing Type |
|---|---|---|---|
| **Residential** | **Active** | **2600200** | **Condo** |

## Key Details

| Bed | Bath | View | Lot Size |
|---|---|---|---|
| **3** | **3** | **Grace Bay Road** | **1.01 Acres** |

| Year Built | Sq Ft |
|---|---|
| **2026** | **2,733** |

## Property Features

| Access | Construction | Cooling | Drive Way |
|---|---|---|---|
| **Asphalt** | **Block, Concrete** | **Central Air** | **Paved** |

| Exposure | Exterior Features | Flooring | Floors in Building |
|---|---|---|---|
| **North** | **Balcony** | **Smoke Detection** | **6** |

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| Foundation | Interior Features | Lot Features | Monthly Assessment |
| --- | --- | --- | --- |
| **Slab** | **Breakfast, Cable, Dining Area, Family Room, Kitchen, Living Room, Pets, Refrigerator** | **Landscaped** | **2505** |
| Parking Types | Pet Restrictions | Unit Number | Waste Disposal |
| **Parking Space(s)** | **Yes with restrictions** | **408** | **Treatment** |
| Water | | | |
| **City Water** | | | |

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