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#7 - Upper East Side Estate

Providenciales, Turks and Caicos Islands

MLS# 2600220

$2,500,000













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The Villas at Upper East Side Estates are an idyllic gated enclave of well-designed contemporary styled homes. Located in the sought after Leeward neighbourhood of Leeward, Blue Ocean Villa, is a 4 bedroom, 4 bathroom property situated on a .25 acre lot with a fully fenced backyard surrounded by beautiful landscaping. The interior of the Villa is an open living space professionally curated and decorated by a certified interior designer with high end Modloft furnishings and accessories. Originally designed as a vacation property, the villa is completely turnkey from dishware and cookware, to linens, artwork and high-end appliances. Technology enhancements are also top end with high-speed internet delivered over fiber optic cable throughout, 6 LED Smart TV's from 65" to 85" in the bedrooms, living area and pool cabana as well as Alexa speakers in the bedrooms and a professionally installed Security and CCTV system. The beautifully decorated bedrooms are located on either end of the villa providing a quiet retreat, each with their own split A/C unit and ensuite bathroom. With a south facing backyard, the outdoor spaces are also ideal for entertaining and relaxing around a large 30' x 15' inground pool surrounded by an upgraded large pool patio and custom designed pool cabana with outdoor kitchen. The high-end furnishings and umbrellas around the pool complete the space creating an atmosphere found in a luxury resort. There is 10'x10' outdoor storage bunker complete with shelving and 6 guest "Townie" bicycles included. The Villa has been roughed in for future solar panel installation and there is a plug-in space in the carport for a golf cart. Located a 3 minute drive to the Sunset Beach access and Royal Turks and Caicos Golf Club, 5 minutes to the Grace Bay restaurants and shopping zone, Upper East Side residents and guests enjoy the location and gated security of this little enclave as well as the tennis, pickleball and basketball court. Blue Ocean Villa is currently leased long term at a premium monthly rate with an assumable lease providing a solid net 6% ROI. Details of the lease and all inclusions will be provided to qualified purchasers.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600220**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
4	**4**	**Garden View**	**0.35 Acres**

Year Built	Sq Ft
2022	**3,565**

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Property Features

Access
Asphalt

Construction
Block, Concrete

Cooling
Split

Drive Way
Paved

Exterior Features
Balcony, Fenced, Tennis Court

Flooring
Alarm, Smoke Detection

Foundation
Slab

Interior Features
Dishwasher, Furniture Included, Kitchen, Refrigerator, Washer/Dryer

Lot Features
Landscaped

Pet Restrictions
Yes

Unit Number
#7

Waste Disposal
Treatment

Water
City Water

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