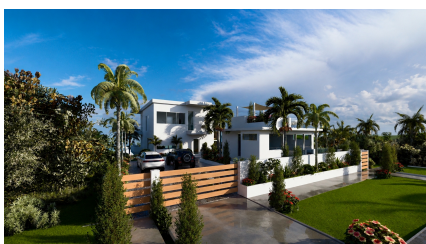


## Villa Sabbia and Mare

Providenciales, Turks and Caicos Islands

MLS# 2600235

**\$5,450,000**





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Introducing Villa Sabbia & Mare, a waterfront estate currently under construction. This property features a three-story main residence and two-story guest space along the waters of Silly Creek, perfectly positioned to capture uninterrupted views of the iconic Emerald Cay—home to one of the most prestigious private villa in the Turks and Caicos Islands. Developed by Canadian builders and anticipated for completion in Summer 2026, Sabbia & Mare is thoughtfully designed to maximize natural light and frame the surrounding bright blue waters. The three-story main residence is designed for both family living and entertaining. Upon entering on the second floor, you are greeted by the open concept kitchen and living space that integrates to the patio and elevated pool. The lower level features the third and fourth bedrooms along with an entertainment area complete with a mini bar, and provides direct access to the putting green and optional pickleball court, seamlessly connecting indoor and outdoor recreation. On the third floor, the master suite, secondary bedroom and den are located, offering elevated water views and separation from the main entrances. Complementing the 4,945 sq. ft. main residence is a two-storey, two-bedroom guest home plus a den (1,252 sq. ft.), with its own rooftop lounge deck—ideal for sunset entertaining or relaxing while enjoying the waterfront setting. Designed with both recreation and lifestyle in mind, the property will feature an optional over-water pickleball court, as well as plans for a private dock providing direct access to Silly Creek. Unlike Chalk Sound, motorized watercraft are permitted, providing easy access to the water. An optional furniture package offers a turnkey opportunity for owners seeking immediate enjoyment or strong rental potential. Blending thoughtful design, a separate guest residence, and calm Silly Creek waters, Villa Sabbia & Mare offers a private waterfront estate perfect for relaxed living, unforgettable gatherings and strong rental potential.

Essential Information

|               |        |         |                    |
|---------------|--------|---------|--------------------|
| Property Type | Status | MLS#    | Listing Type       |
| Residential   | Active | 2600235 | Single Family Home |

Key Details

|            |        |            |            |
|------------|--------|------------|------------|
| Bed        | Bath   | View       | Lot Size   |
| 6          | 8      | Waterfront | 0.29 Acres |
| Year Built | Sq Ft  |            |            |
| 2026       | 11,000 |            |            |

Property Features

|                                                                                    |                                    |                                                                                                                                            |                                |
|------------------------------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Access<br><b>Gravel</b>                                                            | Construction<br><b>Concrete</b>    | Cooling<br><b>Central Air</b>                                                                                                              | Exposure<br><b>South</b>       |
| Exterior Features<br><b>Balcony, Dock, Guest House, Patio, Porch, Tennis Court</b> | Foundation<br><b>Slab</b>          | Interior Features<br><b>Dining Area, Dishwasher, Ensuite Bathroom, Family Room, Kitchen, Living Room, Pets, Refrigerator, Washer/Dryer</b> | Laundry<br><b>Washer/Dryer</b> |
| Pet Restrictions<br><b>Yes</b>                                                     | Waste Disposal<br><b>Treatment</b> | Water<br><b>Cistern, City Water</b>                                                                                                        |                                |

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