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# LAGOON BEACH VILLA 4 AT SOUTH BANK

Providenciales, Turks and Caicos Islands

MLS# 2600308

## $4,150,000













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Located directly on the beachfront of an idyllic 5-acre tidal lagoon and the focal point for South Bank Resort and Marina, Lagoon Villa 4 offers an exceptional waterfront lifestyle with white sandy beaches, calm shallow waters, and two palm-fringed islands. Enjoy sunsets from the private heated pool, beachfront access to the lagoon leading out to the ocean and views across the water to the island beach bar from both the pool deck and the upper-level bedroom balconies. One of only 18 Lagoon Villas at the heart of South Bank Resort & Marina, this residence showcases the iconic butterfly rooflines, expansive glass and seamless indoor-outdoor living design. Finished to a high standard with premium Bosch appliances, custom Arclinea cabinetry, Kohler fixtures, and carefully curated luxury furnishings throughout this 3,982 sq. ft. Villa, this property has quickly become a popular vacation rental. Guests also enjoy the custom designed Sonos sound system installed throughout the villa and pool patio. The well-designed layout includes one bedroom with ensuite bathroom on the ground floor, highlighted by a warm wood feature wall that adds texture and a refined, modern aesthetic. The upper level features two spacious primary suites, each with ensuite bathrooms, king-sized beds, private terraces accessed through 9-foot sliding glass doors and well-appointed closet areas with custom cabinetry and integrated storage. Poolside, enjoy the outdoor kitchen and dining area enhanced with power screens, creating a comfortable and protected space for year-round enjoyment. There is also a double car garage with ample space for vehicles and water toys to paddle around the lagoon and canal system. South Bank Resort & Marina continues to grow as a premier destination, offering amenities such as the recently opened Lua Restaurant, full-service spa and fitness center, tennis and pickleball courts, and a full-service marina for boating and excursions. Located on the west end of Long Bay Beach, Lagoon Villa 4 presents a rare investment opportunity to own within a luxury waterfront resort community either as a private residence or a revenue producing vacation villa managed by Grace Bay Resorts.

## Essential Information

| Property Type | Status | MLS# | Listing Type |
|---|---|---|---|
| **Residential** | **Active** | **2600308** | **Single Family Home** |

### Key Details

| Width | Bed | Bath | View | Lot Size |
|---|---|---|---|---|
| **65** | **3** | **4** | **Beach Front, Waterfront, Garden View, Pool View** | **0.26 Acres** |

| Year Built | Sq Ft |
|---|---|
| **2022** | **3,982** |

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## Property Features

Access
**Asphalt**

Construction
**Block, Concrete**

Cooling
**Central Air**

Drive Way
**Paved**

Exterior Features
**Balcony, Fitness Centre, Patio, Pool Inground, Tennis Court**

Foundation
**Slab**

Interior Features
**Cable, Dining Area, Dishwasher, Garage, Kitchen, Living Room, Refrigerator, Washer/Dryer**

Lot Features
**Landscaped**

Parking Types
**Garage**

Pet Restrictions
**Yes with restrictions**

Unit Number
**Villa 4**

Waste Disposal
**Treatment**

Water
**City Water**

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