

## Villa Viatu

Providenciales, Turks and Caicos Islands

MLS# 2600409

**\$5,300,000**





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Moments from the powder-soft sands of world-renowned Grace Bay Beach and within easy reach of the serene shoreline of Pelican Beach, Villa Viatu presents a rare opportunity to acquire a refined private retreat in one of the Turks and Caicos Islands' most coveted coastal enclaves. Conceived for effortless island living, the villa offers a sophisticated balance of privacy, flexibility, and understated Caribbean elegance. Its thoughtfully designed configuration features four beautifully appointed, self-contained suites arranged around a private central courtyard, creating an intimate resort-style environment ideal for extended families, multi-generational ownership, discerning guests, or those seeking a luxury residence with compelling rental appeal. Two expansive two-bedroom suites provide spacious en-suite bathrooms, powder rooms, and fully equipped modern kitchens, while two elegant studio suites offer integrated living, sleeping, and dining spaces with private bathrooms, sleeper sofas, and well-appointed kitchenettes. This rare layout allows each guest to enjoy independence and discretion, while remaining connected to the villa's inviting shared spaces. Recent enhancements further elevate the offering. Newly installed Tesla Powerwalls, a new solar system, a standing-seam metal roof, and fresh interior and exterior paint bring a renewed sense of confidence, efficiency, and long-term resilience to the property. The pool has been beautifully refreshed with new Diamond Brite and upgraded lighting, creating a luminous focal point for the courtyard. Additional upgrades include new firepit hardware, painted fixtures, new fans, and refurbished furnishings with new cushions, all contributing to a polished and carefully maintained presentation. Outdoors, Villa Viatu unfolds as a private sanctuary for relaxed luxury and elegant entertaining. A pristine swimming pool anchors the courtyard, framed by generous lounge areas, swaying hammocks, a covered BBQ pavilion, and a fire pit lounge designed for memorable evenings beneath the island sky. The setting is intimate, tropical, and highly livable, an environment where every detail supports comfort, privacy, and connection. Inside, the residence reflects a calm and sophisticated aesthetic, with high ceilings, elegant tiled flooring, custom vanities and countertops, curated fixtures, and thoughtfully selected furnishings. At the same time, the whole-house generator, solar infrastructure, and Tesla Powerwalls provide added peace of mind for owners who value both comfort and reliability. Villa Viatu is more than a Grace Bay residence; it is a discreet island compound designed for modern ownership, effortless hospitality, and enduring lifestyle value. For the discerning buyer seeking privacy, versatility, and proximity to one of the world's most celebrated beaches, Villa Viatu represents a highly compelling opportunity. Private viewings are now available

## Essential Information

Property Type <b>Residential</b>	Status <b>Active</b>	MLS# <b>2600409</b>	Listing Type <b>Single Family Home</b>
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## Key Details

Width <b>150</b>	Bed <b>6</b>	Bath <b>9</b>	View <b>Garden View, Pool View</b>	Lot Size <b>0.57 Acres</b>
Year Built <b>2017</b>	Sq Ft <b>7,540</b>			

## Property Features

Construction <b>Block, Concrete</b>	Cooling <b>Central Air, Split</b>	Drive Way <b>Gravel</b>	Exterior Features <b>Balcony, Pool Inground</b>
Floors in Building <b>2</b>	Foundation <b>Slab</b>	Interior Features <b>Cable, Cable/Sat, Dining Area, Dishwasher, Ensuite Bathroom, Family Room, Furniture Included, Garage, Kitchen, Living Room, Refrigerator, Washer/Dryer</b>	Parking Types <b>Garage</b>
Pet Restrictions <b>Yes with restrictions</b>	Waste Disposal <b>Treatment</b>	Water <b>Cistern, City Water</b>	

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