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# Gabriella Villa # 1

Providenciales, Turks and Caicos Islands

MLS# 2600414

## $1,599,000













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Gabriella Luxury Villa 1 — Grace Bay, Turks & Caicos Newly built and finished to an exacting contemporary standard, Gabriella Luxury Villa 1 is a three-bedroom, four-and-a-half-bath residence ideally positioned in the heart of Grace Bay — just moments from world-class beaches, dining, and resorts. Set behind a fully gated and fenced entry with alarm systems and a private driveway, the villa offers the privacy and peace of mind of a secure compound, paired with the convenience of one of Providenciales' most sought-after addresses. Inside, an open-plan layout flows effortlessly between living, dining, and kitchen spaces, with seamless transitions to the outdoors and elevated views across the Royal Turks and Caicos Golf Club. Three generously proportioned ensuite bedrooms provide private retreats for owners and guests alike, while clean lines and a refined material palette give the home its signature contemporary feel. Entertaining is built into the architecture. A private rooftop terrace with jacuzzi crowns the home, while a lower-level indoor pool, fire pit, and multiple lounge and dining zones extend the living experience throughout the property. The fully equipped kitchen includes a wine fridge and a complete appliance package, and the villa is offered fully turnkey — washers, dryers, irrigated landscaping, and all the details handled. Just as compelling is the opportunity next door: Gabriella Luxury Villa 2 sits immediately adjacent and is also available, opening the door to a true six-bedroom private compound for multi-generational living, an investor's matched pair operating as high-performing short-term rentals, or the popular "live in one, rent the other" model. Returns in the Grace Bay short-term rental market are strong, and the villa is already producing income from day one — full income statements are available upon request. The result is immediate yield combined with the long-term upside of owning newer construction in a supply-constrained Grace Bay market.

## Essential Information

| Property Type | Status | MLS# | Listing Type |
|---|---|---|---|
| **Residential** | **Active** | **2600414** | **Single Family Home** |

## Key Details

| Bed | Bath | View | Lot Size |
|---|---|---|---|
| **3** | **5** | **Golf View** | **0.13 Acres** |

| Year Built | Sq Ft |
|---|---|
| **2025** | **3,500** |

## Property Features

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| Construction | Foundation | Pet Restrictions | Unit Number |
| --- | --- | --- | --- |
| **Block** | **Slab** | **Yes** | **1** |

Waste Disposal
**Sewer**

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