P.O. Box 381. Cactus House, 375 Grace Bay Road, Grace Bay, Providenciales, Turks and Caicos Islands.
649-941-4422
info@hamilton.tc

Villa Dawn

Providenciales, Turks and Caicos Islands

MLS# 2600436

$4,900,000













Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS



Sam Hunt
(649) 331-4066
sam@hamilton.tc

Positioned atop one of Providenciales' most elevated vantage points, Villa Dawn is a newly completed contemporary estate capturing panoramic views across Grace Bay, the north shore coastline, and the turquoise waters that define the Turks and Caicos Islands. Designed as a private Caribbean sanctuary, Villa Dawn celebrates space, privacy, light, and effortless indoor-outdoor living. Set on approximately 0.71 acres, the estate offers approximately 7,500 square feet of interior living space, including a 5,810-square-foot main residence and a 1,590-square-foot detached guest house. With terraces, pool decks, rooftop areas, and outdoor spaces, the property extends to just over 9,000 square feet of refined island living. The upper level serves as the heart of the home, where expansive glass doors and windows frame the ocean views throughout. Clean architectural lines, open-plan interiors, and natural light create a calm, contemporary atmosphere. A beautifully appointed kitchen connects to generous dining and lounge areas, flowing onto view-facing terraces designed for outdoor dining, sunset cocktails, and relaxed entertaining. This level also includes a bonus room designed to accommodate a wine room, along with a gym, private office, and a magnificent principal suite positioned for privacy. The principal suite features a his-and-hers walk-in dressing area, spa-style bathroom, and private balcony with captivating water views. Above, an elevated rooftop terrace offers a blank canvas for a signature entertaining lounge, sunset bar, open-air dining area, or quiet retreat beneath the stars. The ground floor has been designed with flexibility in mind, featuring two en-suite bedrooms, a kitchen, living area, powder room, and direct access to the pool terrace. Preparations for an elevator and movie theatre have also been incorporated, allowing future owners to customize the residence. A two-car garage provides room for vehicles, storage, and watersports equipment. A self-contained studio suite with private exterior entrance, en-suite bathroom, and mini kitchenette offers accommodation for staff, a nanny suite, or guests seeking privacy and independence. The exterior living spaces are among Villa Dawn's defining features. Anchored by a 38-foot by 19-foot swimming pool, the outdoor environment has been designed for resort-style living. Expansive sun decks, shaded gathering spaces, lounge areas, and landscaping create a private setting for relaxation and entertaining. Complementing the main residence is a self-contained detached guest house featuring two en-suite bedrooms, a full kitchen, living area, private pool, and outdoor bathroom. It is an ideal retreat for family and guests, or a valuable addition for flexible accommodation or rental potential. Superbly positioned within easy reach of Grace Bay's beaches, restaurants, marinas, shopping, and amenities, Villa Dawn presents an opportunity to own a Caribbean estate of scale, quality, and distinction.

Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600436**	**Single Family Home**

Key Details

Width	Bed	Bath	View	Lot Size
114	**6**	**9**	**Ocean View, Garden View, Hilltop, Pool View**	**0.71 Acres**

Year Built	Sq Ft
2024	**7,500**

Property Features

Construction	Cooling	Drive Way	Exterior Features
Block, Concrete	**Central Air, Split**	**Gravel**	**Balcony, Guest House, Patio, Pool Inground, Gazebo**

Flooring	Floors in Building	Foundation	Interior Features
Smoke Detection	**3**	**Slab**	**Cable, Cable/Sat, Dining Area, Dishwasher, Ensuite Bathroom, Family Room, Furniture Included, Garage, Kitchen, Living Room, Refrigerator, Washer/Dryer**

Lot Features	Parking Types	Pet Restrictions	Waste Disposal
Landscaped	**Attached, Door Opener, Double, Garage**	**Yes**	**Treatment**

Water
Cistern, City Water

Updated: 11/25/2026, 01:00:07 AM
The data relating to real estate for sale/lease on this website comes in part from a cooperative data exchange program of the Turks and Caicos Multiple Listing Service (MLS) in which these Brokers participate (TCREA). The properties displayed may not be all the properties in the Turks and Caicos MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker/Agent are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties is noted as Courtesy of: Turks and Caicos Real Estate Association. Information provided is thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright.