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

Mistral Villa

Providenciales, Turks and Caicos Islands

MLS# 2600472

$2,750,000













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

Tucked into the hillside overlooking the dazzling waters of the North Shore of Providenciales, you will find “Mistral”, a perfectly positioned luxury Villa designed to showcase jaw dropping views while enjoying the eastern trade wind breezes. Stepping through the beautiful glass front door into the main living area you are presented with an open floor plan with living room, dining and kitchen all under 13’ ceilings. This forward focussed space projects the view through 10’ sliding doors and 3’ high transom windows creating a spectacular wall of glass. The kitchen is stylishly appointed with white quartz island and countertops, high- end appliances and a wall of flat-front white cabinetry. Each space blends perfectly with well matched contemporary furnishings accented by tasteful art on the walls. Hidden away behind the kitchen area is the main bedroom complete with walk in closet and luxuriously appointed ensuite bathroom. The 10’ pocket sliding doors open wide keeping the theme of seamlessly blending interior and exterior living. The other two bedrooms also enjoy ensuite bathrooms all designed with white quartz stone, simple white cabinetry, Kohler fixtures and clever sliding doors leading to the pool through the showers! As stylish and comfortable as the interior is, this Villa is really about the outdoor spaces. The rich Ipe decking compliments a 30’ x 12’ infinity pool that seems to flow into the north shore ocean in the near distance. All pool equipment including the propane powered heater, salt water chlorine generator and remote wireless controls is Pentair. There is a huge triangular covered deck designed with custom, power rolldown insect screens stretching across each span enhancing the views of the ocean while effectively adding to the usable living space. There is ample space around the pool featuring several seating areas and a propane fire pit for evening ambiance. Below the front deck there is a large utility room that doubles as storage and workshop space. The Villa was designed to capture rain water for irrigating the lush landscaping from the 12,000 gallon cistern. Other ideal upgrades include 2 Rinnai propane powered instant hot water heaters, a fully fenced yard with power gate and video intercom to communicate with guests arriving at the Villa. With all it has going for it and only a 7 minute walk to Babalua Beach access, Mistral enjoys an established vacation rental revenue stream and Property Manager overseeing future bookings in place.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600472**	**Single Family Home**

Key Details

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Bed	Bath	View	Lot Size
3	**4**	**Ocean View**	**0.30 Acres**

Year Built	Sq Ft
2021	**4,381**

Property Features

Access	Construction	Cooling	Drive Way
Asphalt	**Block, Concrete, Steel**	**Central Air**	**Gravel**

Exterior Features	Flooring	Foundation	Interior Features
Balcony, Patio, Pool Inground, Porch	**Monitored Alarm System, Smoke Detection**	**Slab**	**Cable, Dishwasher, Kitchen, Living Room, Refrigerator, Washer/Dryer**

Lot Features	Pet Restrictions	Waste Disposal	Water
Landscaped	**Yes**	**Treatment**	**Cistern, City Water**

Updated: 11/26/2026, 01:00:03 PM
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