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

Villa 2 - The Summit - Blue Mountain Ocean View

Providenciales, Turks and Caicos Islands

MLS# 2400323

$3,450,000













Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS



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

Among the last three remaining private homesites at one of Turks & Caicos' most distinctive and sought-after luxury villa communities, Summit Villa 2 is designed for the kind of private island living that feels both effortless and considered. At 94 feet above the water, and with panoramic ocean views from everywhere (including all four ensuite bedrooms), Summit Villa 2's stunning design (inspired by Italian architect Luigi Vietti's famous Hotel Pitrizza), at 7,106 finished square feet (4,724 interior), provides the perfect island escape. You arrive past a limestone cliff into a motor court and two-car garage, then through a water-feature entry into a sunlit vestibule and a curved stair under an Italian ocular skylight. On the main floor the Great Room lifts to more than 14 feet, its floor-to-ceiling glass pulling the eye across a curvilinear infinity pool to the sea. Montesano tile, impact-resistant high-efficiency windows and doors, recessed LED lighting, and hallway skylights keep the rooms bright and quiet. The primary bath has a soaking tub and an outdoor grotto shower. The kitchen is a serious working space. A true infinity pool, gated entry, and a full security system come with the house. Above, a living green roof by Jörg Breuning and a rooftop solar system with Tesla storage. Below, close access to The Summit's private ocean path. You can add a Restoration Hardware furniture package, a flex room for a fifth ensuite bedroom, gym or cinema, more solar, an outdoor kitchen or firepit, even an elevator. Latitude 22 gives buyers unusually wide room to shape the finished house. The enclave promotes stargazing via 'Dark Sky' exterior lighting standards and protects privacy and view corridors through a simple Restrictive Agreement. Five-star rental management as well as a full caretaking service are there if you want it—entirely optional if you don't. Come walk a completed Summit villa and see how the rooms meet the view. The Summit Villas are pre-construction. Actual photos and video show a finished model home.

Essential Information

Property Type **Residential**	Status **Active**	MLS# **2400323**	Listing Type **Single Family Home**

Key Details

Bed **4**	Bath **5**	View **Ocean View**	Lot Size **0.35 Acres**
Year Built **2026**	Sq Ft **6,793**		

Property Features

Copyright © 2026 Hamilton Real Estate Ltd.

Crafted By: WING CMS

Construction
Block, Brick, Concrete, Siding, Steel, Other - See Remarks

Foundation
Other - See Remarks

Pet Restrictions
Yes

Unit Number
Villa 2

Waste Disposal
Septic Tank

Updated: 11/13/2026, 01:00:05 PM
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.