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Lumiere Villas

Providenciales, Turks and Caicos Islands

MLS# 2600682

$8,800,000













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Exceptional Investment opportunity Welcome to this exclusive complex of four modern villas, ideally located in Lower Bight, just a 3-minute walk from the world-renowned Grace Bay Beach. Offering contemporary design, private amenities, and exceptional investment potential, this newly built development provides the ultimate blend of luxury and convenience in one of the most desirable areas of Providenciales. Each of the four three-bedroom villas features private pools, expansive outdoor living areas, and rooftop decks - perfect for sunbathing, entertaining, or simply taking in the tropical surroundings. Two of the villas also include an office/den, providing additional space for work or leisure. Main Level: A bright and airy open-concept space with a modern kitchen, spacious living area, and laundry room. A half bath is also included. Two of the villas feature a dedicated office/den, adding extra versatility. Large sliding doors open to the private pool, BBQ area, and generous outdoor lounge, creating an ideal space for entertaining and relaxation. Second Floor: The primary suite offers an en-suite bathroom and a private balcony, perfect for enjoying the ocean breeze. The second and third bedrooms share a modern bathroom, making these villas ideal for families, groups, or vacation rentals. Third Floor: The rooftop deck is a standout feature, providing a serene space for sunbathing, stargazing, or hosting guests, complete with a half bath for added convenience. The four villas are set within their own private gated property, offering both security and exclusivity for owners and guests. Two of the villas were completed in 2024, while the remaining two were just finished in March 2025. Currently operating as a successful short-term rental, this complex has demonstrated strong performance in the vacation rental market, with an estimated 12% gross ROI, based on the rental history of the first two villas. This complex is just minute’s walk from the beach, restaurants, and The Bight Reef, a popular snorkeling spot known for its vibrant marine life. The prime location offers both convenience and privacy, making these villas highly desirable for guests and owners alike. Whether you’re seeking a profitable investment or a private island retreat, this luxury four-villa collection is a rare opportunity to own in one of the Caribbean’s most sought-after destinations. Don’t miss this chance to own a slice of paradise - schedule a private viewing today!

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600682**	**Multi-Family 4+**

Key Details

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Bath	View	Lot Size
7	**Ocean View**	**0.81 Acres**

Year Built	Sq Ft
2024	**6,784**

Property Features

Construction	Cooling	Drive Way	Dryers
Block, Concrete, Steel	**Central Air, Split**	**Paved, Private Parking**	**4**

Foundation	Fridges	Microwaves	Washers
Slab	**4**	**4**	**4**

Waste Disposal	Water
Treatment	**Cistern, City Water**

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