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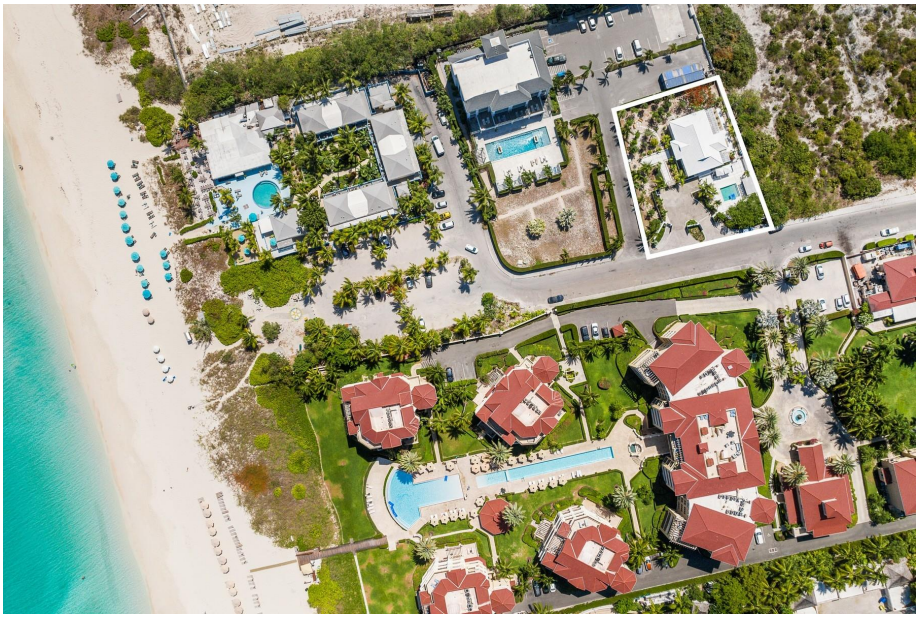
Ninety-Nine Steps Villa, Grace Bay

Providenciales, Turks and Caicos Islands

MLS# 2600698

$2,795,000













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Rarely does a private vacation home become available so discreetly positioned among the celebrated resorts of Grace Bay. Ninety-Nine Steps presents just such an opportunity - a turnkey island residence set on approximately 0.35 acres, remarkably close to the powder-white sands and turquoise waters of Grace Bay Beach. True to its name, the villa places the beach only steps away while preserving the privacy, space and relaxed character of a standalone Caribbean home. Thoughtfully renovated for effortless island living, the residence combines comfortable interiors with an expansive outdoor environment centered around the swimming pool and deck. A custom wet bar, outdoor shower, tropical landscaping, lounge areas and firepit create a private setting equally suited to quiet enjoyment and entertaining. The home's accommodation provides flexibility for family and guests, while its established vacation-home character presents an attractive opportunity for an owner seeking both personal enjoyment and vacation-rental potential. What makes Ninety-Nine Steps particularly compelling, however, is the combination of the existing villa with its underlying Grace Bay landholding. The approximately 0.35-acre parcel is situated within the TO1 Tourism zoning designation - Tourism (Hotel, Condos & Holiday Homes) - placing the property within the broader tourism fabric that defines this coveted stretch of Providenciales. This creates a distinctive proposition: enjoy the villa today while owning a meaningful parcel of land in one of the island's most internationally recognized locations. Reintroduced to the market at $2,795,000, Ninety-Nine Steps offers an increasingly uncommon opportunity to own a true private beach-house experience in Grace Bay - steps from the beach, surrounded by world-class resorts, yet distinctly your own.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600698**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
4	**4**	**Ocean View**	**0.35 Acres**

Year Built	Sq Ft
2007	**2,550**

Property Features

Access	Construction	Cooling	Exterior Features
Asphalt	**Block, Concrete**	**Split**	**Balcony, Pool Inground, Gazebo**

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Flooring	Foundation	Interior Features	Lot Features
Alarm	**Slab**	**Cable, Dishwasher, Kitchen, Living Room, Refrigerator, Washer/Dryer**	**Landscaped**

Pet Restrictions	Waste Disposal	Water
Yes	**Treatment**	**City Water**

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