

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

Flooring
Alarm

Foundation
Slab

Interior Features
**Cable, Dishwasher,
Kitchen, Living
Room, Refrigerator,
Washer/Dryer**

Lot Features
Landscaped

Pet Restrictions
Yes

Waste Disposal
Treatment

Water
City Water

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