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Villa Solemar

Providenciales, Turks and Caicos Islands

MLS# 2600706

$4,500,000













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VILLA SOLEMAR Contemporary Canal-Front Living in Prestigious Leeward Set within the exclusive residential enclave of Leeward, Villa Solemar presents a refined expression of contemporary Caribbean living, combining architectural simplicity, exceptional construction, and the rare privilege of direct access to the celebrated waters of the Turks and Caicos Islands. Occupying approximately 0.83 acres of prime canal-front land with 120 linear feet of waterfront, the residence is surrounded by mature tropical landscaping and more than 85 palm trees, creating an extraordinary sense of privacy and tranquility. An 80-foot TREX dock extends along the canal frontage, providing an exceptional platform for boating and immediate access to the turquoise waterways beyond, a defining lifestyle advantage of Leeward ownership. The 3,329-square-foot, fully furnished residence comprises three bedrooms, three full bathrooms, and one powder room, with a sleek, modern aesthetic defined by clean architectural lines, generous proportions, and understated elegance. Soaring ceilings and an open-plan layout create a natural sense of volume in the main living spaces, while contemporary finishes and stylish furnishings maintain a sophisticated yet relaxed atmosphere. Designed around effortless indoor-outdoor living, expansive glass doors connect the interiors to a convenient screened porch, extending the main living areas and allowing the home to be enjoyed comfortably year-round. Beyond, the landscaped grounds open to a private swimming pool, generous sun terraces and a dedicated BBQ and bar area, forming an inviting setting for entertaining or quiet afternoons by the water. Villa Solemar has also been conceived with longevity and ease of ownership in mind. Solid concrete construction, exceptional structural quality and a high level of hurricane-resistant design provide substance behind its contemporary aesthetic. At the same time, its thoughtful materials and streamlined architecture contribute to a notably low-maintenance ownership experience. Private, stylish, and exceptionally well positioned, Villa Solemar offers more than a beautiful residence. It delivers the distinctive Leeward lifestyle: boating from your own dock, remarkable access to the surrounding ocean and beaches, and the quiet exclusivity of one of Providenciales' most sought-after residential communities. Villa Solemar is contemporary island living defined by simplicity, privacy, and waterfront privilege.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600706**	**Single Family Home**

Key Details

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Bed	Bath	View	Lot Size
3	**4**	**Waterfront, Garden View, Pool View, Canal Front**	**0.83 Acres**

Year Built	Sq Ft
2006	**3,329**

Property Features

Access	Basement Type	Construction	Cooling
Asphalt	**Full**	**Block, Concrete**	**Central Air, Split**

Drive Way	Exterior Features	Foundation	Interior Features
Gravel	**Dock, Fenced, Patio, Pool Inground, Screened Porch**	**Slab**	**Cable/Sat, Dining Area, Disposal, Ensuite Bathroom, Family Room, Furniture Included, Kitchen, Living Room, Refrigerator, Washer/Dryer**

Laundry	Lot Features	Pet Restrictions	Waste Disposal
Washer/Dryer	**Landscaped**	**Yes**	**Treatment**

Water
Cistern, City Water

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