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The Reserve in Leeward -

Providenciales, Turks and Caicos Islands

MLS# 2600721

$1,650,000

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3 Bedroom Villa - VILLA 425 – THE RESERVE IN LEEWARD Construction commenced in July 2026 on the newly revised Reserve in Leeward, an exclusive residential community comprising just 31 private villas. Villa 425 offers three bedrooms and three-and-a-half bathrooms, combining contemporary design, comfortable family living and excellent value within the highly desirable Leeward community. Conveniently located off Governor's Road, the development enjoys a central Leeward location within easy reach of Grace Bay Beach, the Leeward Marina and nearby amenities. The Reserve in Leeward features a selection of individually designed two-, three- and four-bedroom villas, with options for a garage. Each villa includes a fully fitted and functional kitchen, completed bathrooms, exterior landscaping and a private swimming pool surrounded by spacious decking and outdoor entertainment areas. A covered barbecue and seating area provides an additional attraction, flowing seamlessly onto the pool deck and creating an ideal setting for relaxed outdoor dining and entertaining with family and friends. Owners may choose to occupy their villa as a full-time residence or appoint an independent on-island property manager to place it within the vacation rental market. The villas will be sold with a homeowners' association in place; however, there will be no mandatory vacation rental program, allowing each owner to select the arrangement that best suits their individual needs. Please note: Stamp duty is payable only on the land value of US$350,000. Further information, including villa plans, architectural drawings and the Sales and Marketing Brochure, is available upon request. The project is being developed by the well-known and respected Kvanar Construction, in association with award-winning, internationally recognized architect Ron Shaw. Disclaimer: Images and renderings are provided for illustrative purposes only. They represent the range of villa offerings within the development and may not depict Villa 425 specifically or its final finishes, layout or features. A detailed brief for Villa 425, together with the Sales and Marketing Brochure, is available upon request from the listing agent.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600721**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
3	**4**	**Garden View, Pool View**	**0.25 Acres**

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Year Built
2027

Sq Ft
3,710

Property Features

Access
Chip/Spray

Construction
Block

Cooling
Split

Drive Way
Circular, Paved, Private Parking

Exterior Features
Fenced, Fitness Centre, Patio, Pool Inground, Tennis Court

Foundation
Slab

Interior Features
Breakfast, Cable, Dining Area, Ensuite Bathroom, Kitchen, Living Room, Pets, Refrigerator, Washer/Dryer

Lot Features
Landscaped

Parking Types
Parking Space(s)

Pet Restrictions
Yes

Unit Number
425

Waste Disposal
Septic Tank

Water
Cistern, City Water

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