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# THE RESERVE IN LEEWARD

Providenciales, Turks and Caicos Islands

MLS# 2600723

## $1,625,000














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The Reserve in Leeward 2 Bedroom Villa with Garage - VILLA 404 – 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 404 offers two bedrooms and two-and-a-half bathrooms with an attached garage, 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 404 specifically or its final finishes, layout or features. A detailed brief for Villa 404, 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** | **2600723** | **Single Family Home** |

## Key Details

| Bed | Bath | View | Lot Size |
|---|---|---|---|
| **2** | **3** | **Garden View, Pool View** | **0.25 Acres** |

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| Year Built | Sq Ft |
| --- | --- |
| **2027** | **3,410** |

## Property Features

| | | | |
| --- | --- | --- | --- |
| Access<br>**Chip/Spray** | Construction<br>**Block** | Cooling<br>**Split** | Drive Way<br>**Circular** |
| Exterior Features<br>**Fenced, Fitness Centre, Patio, Pool Inground, Tennis Court, Gazebo** | Floors in Building<br>**1** | Foundation<br>**Slab** | Interior Features<br>**Breakfast, Cable, Dining Area, Ensuite Bathroom, Garage, Kitchen, Living Room, Pets** |
| Laundry<br>**Washer/Dryer** | Levels per Unit<br>**1** | Lot Features<br>**Filled, Landscaped** | Parking Types<br>**Attached** |
| Pet Restrictions<br>**Yes** | Unit Number<br>**404** | Waste Disposal<br>**Septic Tank** | Water<br>**Cistern, City Water** |

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