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Shades Of Blue Grace Bay Villa

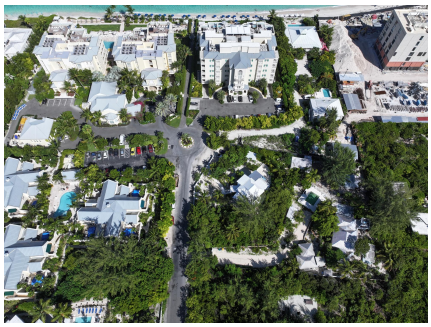
Providenciales, Turks and Caicos Islands

MLS# 2600828

$4,195,000













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,Discover Shades of Blue Grace Bay, an exceptional villa offering the perfect blend of Caribbean charm, lifestyle, and investment potential in one of the most sought-after locations in the Turks and Caicos Islands. Set on an expansive 0.42-acre parcel at 7 Stubbs Road, The Bight, Providenciales—just steps from the world-renowned Grace Bay Beach—this inviting property features four bedrooms, three and a half bathrooms, a private swimming pool, and a separate cabanon for storage. It is seconds walking distance from turquoise waters, powder-soft sands, and popular local dining such as Somewhere Cafe, Dune, and The Marine Room. Zoned for Tourism Hospitality, Shades of Blue Grace Bay presents an exciting opportunity for investors seeking to capitalize on the thriving vacation rental or condominium markets in Turks and Caicos. While there is no immediate need to develop the property—thanks to its established rental history and strong forward bookings—the site's foundation secures immediate rental income for a new owner. Additionally, the substantial parcel offers long-term flexibility to explore redevelopment opportunities over time, including a boutique hotel, condominium, or other hospitality concepts subject to all applicable approvals. Please note: The renderings shown are for illustrative purposes only to demonstrate potential uses of the site. A land survey, brochure, and zoning letter are available upon request. Prospective buyers are responsible for conducting their own independent due diligence regarding zoning, density, permitted uses, building parameters, and development potential, as well as obtaining all required governmental and regulatory approvals. Whether you envision maintaining a successful vacation rental, enhancing the existing villa, or exploring the property's broader development potential, this offering provides a rare combination of location, land, and opportunity.

Essential Information

Property Type	Status	MLS#	Listing Type
Residential	**Active**	**2600828**	**Single Family Home**

Key Details

Bed	Bath	View	Lot Size
4	**4**	**Ocean View, Garden View, Pool View**	**0.42 Acres**

Year Built	Sq Ft
1989	**3,000**

Property Features

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Construction **Wood**	Cooling **Split**	Drive Way **Gravel**	Flooring **Smoke Detection**
Foundation **Slab**	Pet Restrictions **Yes**	Waste Disposal **Septic Tank**	Water **Cistern, City Water**

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