



GRACE BAY CLUB
Grace Bay



Turks &
Caicos

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GRACE BAY CLUB IS A MULTI-AWARD WINNING RESORT

Grace Bay Club is an exclusive resort community with a total of 60 individually owned residential units between the 38 Villas and 22 Estate residences, the majority of which participate in the resort's highly successful rental program. Ownership at Grace Bay Club provides owners with the enjoyment and benefit of the celebrated Grace Bay Club, which is widely considered one of the most successful resort developments of its kind in the Caribbean. The resort is located on 10 acres and 1,050 feet of beachfront, and features all the amenities you would expect of a high-end Caribbean resort, fronting one of the world's most fabulous beaches, 12 mile long Grace Bay beach. At the heart of the property is the Infiniti Restaurant & Bar, new Raw Bar, a separate Grille, Krave bistro, pop-up beach bar "Kone" which features a new theme each year, a beachfront Lounge, three swimming pools including an adult pool, Anani Spa. As of end of December 2016, the resort features a brand new Fitness Center, Boutique, Business Center, Kid's Town indoor and outdoor activity centers, and many more special services.

Grace Bay Resorts successfully took over the operation of The West Bay Club in 2014, and has since completed their exclusive three-villa

"micro-resort" in 2015 with The Residences, located 3.5 miles west of Grace Bay Club on Grace Bay beach. Grace Bay Resorts also manages the new Dunes Villas, with the first villa completed in 2016, and second slated to complete in mid 2017.

The Dunes offers a new standard in contemporary luxury villa design for Turks and Caicos, balancing environmental responsibility with contemporary design. This two villa development offers managed and branded five-star luxury resort services by Grace Bay Resorts. Each of the two five-bedroom villas within this exclusive beachfront enclave provide 5,100 sq. ft. under roof, with private gated entry and on-site security on just under 1/2 acre lots. The Dunes Villa 1 is available for purchase at \$4.65 Million.

Grace Bay Club boasts approximately 1,100 feet of beach frontage on world-renowned Grace Bay Beach (view from Villa Penthouse above)



A Villa's Beachfront Living Area



A Gracious Estate Master Bedroom

THE VILLAS AT GRACE BAY CLUB

The luxurious and newly renovated Villas at Grace Bay Club are 38 two and three-bedroom ocean view suites, ranging between 2,200 and 2,800 sq. ft. respectively, and including three bedroom 3,600 – 4,000 sq. ft. penthouses. All of the two and three bedroom villas split up in to two separate rental keys (referred to as lock-outs) in the rental program. The Villas were an immediate success upon their completion and have been hugely rewarding for owners and guests. In 2014, celebrated designer Thom Filicia collaborated with Grace Bay Club to renovate the Villa residences, central reception and dining venues. Pricing for three bedrooms typically ranges between \$1.5 Million to \$2.3 Million, and select penthouses up to \$3.3 Million.

EXCELLENCE IN RESORT MANAGEMENT

The Grace Bay Club was developed and is managed by Grace Bay Resorts, the accomplished luxury hospitality brand behind this celebrated property. The resort is a member of Leading Small Hotels of the World, Virtuoso and American Express Fine Hotels & Resorts and has also been listed for more than 5 years on the World's Best with Travel & Leisure Magazine and the past 10 years on the Condé Nast Gold List. Grace Bay Resorts continues to provide guests and owners at their resorts with memorable vacation experiences, unmatched real estate value creation and excellent service.



THE ESTATE AT GRACE BAY CLUB

The Estate at Grace Bay Club, which opened in 2009 to equal success, comprises 20 four and five bedroom residences, and two spectacular penthouses. Widely accepted as the most exclusive and expansive of offerings on Grace Bay beach, the Estate surpasses all levels of luxury and quality with each residence also including a private garage. A three bedroom + media room layout spans 4,500 gross sq. ft.; And a four bedroom layout + media room also spans 4,500 sq. ft. including a lock-out. The media room may become a bedroom. When available, listings will typically range from \$3.5M - \$4+ Million.

GRACE BAY CLUB RENTAL PROGRAM

By participating in the rental program, owners benefit from the resort's leadership and standing as one of the most successful resorts in the region, generating the highest rates and revenues of any comparable property. Owners have flexibility of their own use while offsetting the costs of ownership through rental in their absence. Due to the design of the residences and the hotel's management, ownership is an enjoyable and hassle-free experience. The track record of the rental program illustrates the ability of the resort to generate significant revenue year after year, and to cover all related expenses. Owners split the adjusted gross revenue 50/50 with management after customary sales fees. Owners receive monthly expense and income statements detailing the activity of their residence. Please ask our real estate sales team for specific figures.

Grace Bay Resorts is slated to launch their newest development, "Rock House" in early 2017. Please inquire for more details.

GRACE BAY CLUB
Providenciales
Turks & Caicos Islands

Ownership at Grace Bay Club
Benefits

- Award-Winning Services by Grace Bay Resorts
- Spacious Living/Dining and Outdoor Terraces
- Full Resort and Concierge Services available for Owners
- Successful Rental Management Program
- Hassle Free Ownership

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