



## Emerald Pavilion

Sitting proud on the exclusive Emerald Point in Leeward, Emerald Pavilion is a newly constructed, “soft contemporary” five-bedroom estate on an acre of prime Grace Bay beachfront, representing one of the most exceptional offerings on the market in the TCI. Emerald Pavilion has been constructed at the highest level of detail and quality, with an elevated grade setting it up high to enjoy the views. Arrival through the signature front door to an expansive living area with high ceilings and floor to ceiling sliding glass doors, leads to the dramatic 1,600 SF pool, white sands and ocean beyond -h 8,100 SF under roof (5,501 interior a/c SF), and more than 12,000 of total finished area. The main level features a large open plan with the dining and kitchen areas all-ocean facing and leads to the covered outdoor lounge. A beach level guest suite, plush media room/full blackout movie room, and custom bunk room with a king size bed, and two full size twin beds, complete the main level. The entire second level features teak flooring, two master bedrooms on each end of the home, with a guest suite in the center, each with their own private beach-facing balconies. Interior Designer Paul Duesing Partners refers to Emerald Pavilion as a “personal resort” where he has applied the same functionality of design as he does to his global 5-star resort projects.

**Sold: December 2020 | US \$13,000,000**





## Villa Chill

Villa Chill is located on Emerald Point beach in Leeward, the island's most highly sought-after residential area known for its seclusion and preponderance of multi-generational beachfront estates. With 120 feet of beach frontage on a prime one-acre site, spanning 8,085 covered square feet (6,063 interior a/c square feet) and 11,000 square feet of total finished areas, Villa Chill makes the most of its world-class location. The modern design is comprised of eight bedrooms, including six with beachfront positions in the main house. A two-bedroom guest house is complete with a private pool, further making CHILL a great option with flexibility and sleeping capacity either as a seasonal residence, for vacation use, and lucrative short-term luxury rentals with full asset control. Further, the newly completed and functional status of the compound allows for the perfect amount of personalization by way of finishing touches by the incoming owner. The modern build is softened with Ipe hardwood cladding, and has metal roofing and Schuco windows and doors. The foundations and main level are raised above grade for enhanced ocean views and security. The open villa concept flows beautifully (building concept by COAST architects) from its 44' foot wide great room with high ceilings to massive covered and uncovered outdoor spaces with spacious covered outdoor dining, anchored by its signature, infinity-edge pool with swim-up bar just a few steps away from the one of the world's finest beaches and waters.

**Sold: January 2021 | US \$10,000,000**





## Beach Enclave Long Bay Villa 1

Beach Enclave Long Bay is sophisticated, barefoot Caribbean beach living at its best. Villa 1 within this community of five villas is a 5 bedroom, 5.5 bathroom, two-storey luxury villa with additional upgrades including: 1 bedroom guest cottage and garage, beach deck with bar, and fire pit. The main floor level with concealable glass sliding doors offers unobstructed beach views, with the covered deck, sun deck and infinity pool cascading down towards the beach. The expansive kitchen with extra-large cooktop, large center island with seating for 4, dining table for 10 and open plan living along with the covered deck and additional outdoor dining provide an abundance of entertaining space. All bedrooms enjoy ocean views with two master suites and two guest suites located on the second level featuring vaulted ceilings and the fifth bedroom located on the main level with walk-out patio and custom lounge swing. The home is surrounded with naturally lush gardens on 0.70 acres, 104 feet of beach frontage and welcoming courtyard entry-way.

**Sold: January 2021 | US \$5,750,000**

## The Shore Club Penthouse 1504.06.09

From the moment you enter the grand foyer of the Governor's Perch Penthouse you will be mesmerized by the soaring ceilings and spectacular ocean views and from both the front and back sides of the penthouse. The generous facade of the Great Room also shares its space with the expansive oceanfront kitchen, dining room, master bedroom and bathroom. Perhaps one of the largest terraces of any Caribbean development, the Governor's Perch terrace flanks the front-end of the suite providing outdoor living, grill station, and additional entertaining space. The 6,240 SF (4162 interior SF), 3 bedroom, 4 full bathroom expansive layout (allowing the media room to double as extra sleeping area), the penthouse also features a private back garden terrace with hot tub deck.

**Sold: February 2021 | US \$4,950,000**





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### Beach Enclave North Shore Villa 2

An Elevated Villa Experience at the highly successful Beach Enclave offers the perfect blend of footprints-in-the-sand living and majestic, hilltop views of Providenciales' North Shore. This magnificent 5-bedroom SWA Architects custom-designed home, set within a gated and managed nine home community, provides contemporary, two-storey, Caribbean living. The layout spans 5,842 sq. ft. of covered area, and including a 2 car garage, with 3,950 of internal a/c sq. ft. area and a total of 8,111 sq. ft. in finished areas. All five bedrooms face the ocean with four on the upper level. On the main level, a master suite/5th bedroom opens to the oceanview terrace. An ultra - wide living, dining, kitchen and office on the main level open onto the infinity pool and covered terraces. Multiple decks, built-in BBQ area flanking the pool and near the kitchen, are strategically designed in to the hillside along the elevated north shore just steps above a semi-private beach.

**Sold: January 2021 | US \$5,150,000**

### Beach Enclave Long Bay Villa 3

Surrounded by the lushly landscaped grounds of the enclave which include gated entrance drive, Gym and offices for management, Villa 3 is beautifully executed indoors and out, sitting on its lushly landscaped 0.70 acres, 104 feet of beach frontage. Its 5-bedroom, 5-bath, design spans a total of 5,600 SF under cover (including 3,736 SF a/c area), and a total of 8,727 SF in finished areas including outdoor decking. The design features two beach-front master bedrooms, a vast great room with high vaulted ceilings and glass sliding doors opening the entire expanse of the great room. From the moment of arrival through the private driveway, and welcoming courtyard entrance, one is greeted by stunning views of the turquoise waters of the Caicos Banks. Custom furnishings, extras including indoor built-in bar, hot tub, fire pit, and more thoughtful details complete this exceptional turn-key offering.

**Sold: February 2021 | US \$5,390,000**







### Tip of the Tail Villa

Tip of the Tail is set on the highly unique and private South Shore Peninsula at the end of Turtle Tail Drive. This incomparable one acre parcel has 436 feet of water frontage with iron shore fronting the villa and to the east a private beach cove with palapas for shade. In the neighborhood of other luxury homes and adjacent to South Bank Marina, Tip of the Tail was designed to maximize the guest experience. With its exceptional staff and management team, Tip has quickly become a successful short term rental with many repeat visitors. The grand 18 foot entrance portal welcomes you through an impressive pivot door to the expansive open plan living. The captivating ocean views and swaying palms are the backdrop of the main level. Retractable sliding doors open up to a 2000 square-foot terrace. A professionally designed kitchen layout with custom cabinets and dining area offers a sophisticated entertaining venue.

**Sold: January 2021 | US \$3,800,000**

### Parrot Cay Land

Stunning beachfront parcel located on Parrot Cay's exclusive western shoreline. Adjacent to existing iconic COMO Parrot Cay homes including Dhyani House to the north and Lucky House to the south, this perfectly situated beachfront acreage (Parcel 127) boasts 260' of spectacular beach frontage and spans 2.36 acres. neighbor to one of Parrot Cay's original iconic villas to the south. The tranquil beach and generous acreage would allow for a custom build of an idyllic beach house or villa within the pristine surrounds and exclusive private island resort. COMO Parrot Cay provides private estate management services to owners, and access to the resort's award-winning facilities, cuisine and COMO Shambhala Spa. The renowned private island resort is easily accessible from Providenciales via one of Parrot Cay's private boats.

**Sold: January 2021 | US \$2,600,000**







### Seven Stars Suite 1401.02

This newly enhanced G Type - 2,672 SF, 3 bedroom, 3.5 bathroom luxury beachfront layout is located in the Alhena building with direct beachfront views. 1401/2 boasts all new furnishings, kitchen cabinetry and lighting, and offers two separate rental keys (1401 and 1402) within this full-service and sought-after resort. The high-end interior finishes, high ceilings and electric blinds are amongst many fine details. The lockout suite features its own kitchenette and 2 full bathrooms. Owners enjoy privileges at the resort, deeded underground parking and owner's storage. This spectacular residence with a 41 foot wide main terrace offers breathtaking ocean front views and westerly exposure overlooking the stunning signature Seven Stars pool and Grace Bay Beach.

**Sold: March 2021 | US \$2,100,000**

### Columbus Drive Home

Two story 6 bedroom waterfront residential home in the upscale Leeward community. Located on a quiet street close to the marina and only a few minutes by boat to deep water, serene beaches and water sports. Private entry-gate equipped with security camera and professionally landscaped yard with expansive parking area. Cathedral ceiling in the main living area with high ceilings throughout. 5000 sq ft of main house under zoned A/C. Intercom system from main part of house to each bedroom, Marble floors on main and upper level, fully furnished, Professional kitchen with all high end appliances, Private boat slip to accommodate and 80 ft dock. Sprawling tiled patio for outdoor entertaining around the oversized pool with Jacuzzi. Wet bar and outdoor kitchen under roof with plenty of storage.

**Sold: January 2021 | US \$1,995,000**







### Villa Siena

Classically styled, Villa Siena sits just one lot back from our stunning Grace Bay beach, amidst highly private and lush gated grounds within the picturesque Delancy lane neighborhood now known for its high-end residences developed within the last five years. Representing a rare opportunity to own a luxury home just steps from the beach yet without the beachfront prices, the 4-bedroom property features high quality finishes throughout. The impressive gates lead to a paver-finished driveway. The two-story 3-bedroom main villa, which incorporates 3 bathrooms and 2 half-bathrooms, and the additional guest suite above the double garage, combine for a total of 4 bedrooms, 4 bathrooms and 2 half-bathrooms. The main living and dining area on the second level is an ultra-spacious and open concept plan boasting a top-of-the-line chef's kitchen at its heart. On the main level, the pool lounge room is centered by an elegant and inviting sectional sofa large enough to host the whole family.

**Sold: February 2021 | US \$1,500,000**

### Bianca Sands Suite 301

This rare higher level west corner unit is sunset-facing and boasts spectacular open views from its third floor position. Just redecorated, the residence is in mint condition with new and tasteful furnishings, and boasts a beautiful wrap-around terrace overlooking turquoise waters and white sand beach below. The beachfront terrace allows for both sun-filled and shaded areas off of the light filled living room and master bedroom and guest bedroom. The Bianca Sands (formerly The Regent Grand) celebrates its prime position on Grace Bay Beach, within the heart of the Regent Village and Grace Bay. Centered around its iconic pool flanked by two Jacuzzis, the exclusive resort features a fitness center, lighted tennis court, and watersports equipment, and provides services to pool and beach areas.

**Sold: March 2021 | US \$1,480,000**

