



Turks &  
Caicos

Sotheby's  
INTERNATIONAL REALTY



*Significant Sales*





## Turks & Caicos Sotheby's International Realty's Significant Sale in on Providenciales

Bajacu is a Caribbean masterwork, designed by renowned, Architectural Digests Top 100 Architect, Marco Aldaco, who is known for his technical mastery of scale, color and materials. Bajacu ("rising sun") in the language of Caribbean natives) sits proudly above the beautiful island of Providenciales, Turks & Caicos. This ultra-private 6-bedroom estate is situated on one of the island's highest points, on an 8.52 acre south shore site, with breathtaking 270-degree views of the Caicos Banks. The expansive signature, wrap-around pool majestically overlooks the turquoise sea, with views of both sunrises and sunsets. This significant estate is anchored by the "Beach Club", the customized, private and protected beach and lagoon, which is worthy of a boutique resort - complete with waterfront gazebo, dining and bar pavilion, antique Balinese daybeds, cut stone viewing deck and jet ski dock area. With an authentic hand-thatched Palapa at its heart, the compound boasts exquisite living, dining and guest areas. The master bedroom pavilion is located on the main level with its own patio and entrance to the vast infinity pool. With two separate pavilions, each of the 5 spacious guest suites has its own distinct character through the use of cheerful color palettes and eclectic, unique furnishings. A fully equipped state-of-the-art fitness center capture uninterrupted views. 22,286 sq. ft. of total finished areas including uncovered terraces, 13,696 sq. ft. under roof including 9,330 internal sq. ft.

**Sold: June 2020 | Listed at US \$18,800,000**





## 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**





### Leeward Beachfront Land

Six acres of prime beachfront land with 244 feet of frontage located in the Leeward Development and within an established community of luxury villas.

**Sold: June 2020 | US \$8,500,000 - TCSIR Buyer's Side**

### Amanyara Villa 16, North West Point

With 5 bedrooms spread across over 1.6 acres of lushly landscaped property, Villa 16 offers an oasis within Amanyara. Expansive views create a feeling of openness and privacy that exudes tranquility and peace. Villa 16 is a family and swimmer's paradise as the only Amanyara villa boasting two expansive pools and the most lake frontage of any Amanyara villa. Owners benefit from the unparalleled Aman service by way of a dedicated chef and a personal villa attendant. Owning an Amanyara Villa is like having your own private resort. Owners enjoy freehold ownership and the benefits of Amanyara's professional management and residence services. Owners can also include their properties in Aman's rental programme and receive exclusive savings at other Aman destinations worldwide. Additionally, villa owners enjoy unrestricted access to Amanyara's rich offering of amenities and facilities.

**Sold: March 2020 | US \$6,750,000**







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## Blue Cay Estate Villa 15/16 - Leeward Channel Beachfront

Blue Cay Estate sets a new standard for luxury waterfront living in the exclusive residential community of Leeward within a gated 14.5 acre location of canal and channel front homes near Blue Haven Resort and Marina. Located on a double lot, 260 ft of beach frontage with a 65 ft boat dock and over-water pavilion, Pavilion House offers a main living and dining wing with sprawling views across the beach and channel with 5,245 SF of under roof area and 3,165 SF of external areas and pool totaling a 8,410 SF of finished areas. Courtyards with water features separate main house and guest pavilions to create a glass bridge through the home. The five bedroom layout has three master suites with beach views and two guest suites. An open living and dining area with outdoor dining terrace offers views across the fire pit, the heated infinity edge pool, and beach. Exterior spaces include covered and uncovered terraces, outdoor shower, lounging deck area and over-water pavilion.

**Sold: February 2020 | US \$8,000,000**

## Blue Cay Estate Villa 1 - Leeward Channel Beachfront

Blue Cay Estate offers direct access to the Leeward Channel and its natural beauty and promises to be Leeward's premier residential development, close to restaurants, bars, excursions and watersports, a primary school and an IGY marina. Located on 130 ft of beach frontage with a 65 ft boat dock and over-water pavilion, Pavilion House offers a main living and dining wing with sprawling views across the beach and channel with 5,245 SF of under roof area and 3,165 SF of external areas and pool totaling a 8,410 SF of finished areas. Courtyards with water features separate main house and guest pavilions to create a glass bridge through the home. The five bedroom layout has three master suites with beach views and two guest suites. An open living and dining area with outdoor dining terrace offers views across the fire pit, the heated infinity edge pool, and beach. Exterior spaces include covered and uncovered terraces, outdoor shower, lounging deck area and over-water pavilion..

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### Long Bay House, Long Bay Beachfront

Long Bay House is a unique beachfront estate, situated on over 2 acres in and set amidst Providenciales' most luxurious properties, within the beachfront neighborhood of Long Bay. The property has been beautifully landscaped and also benefits from over 157 ft. of coveted white sandy beach to enjoy with endless turquoise ocean views. Spanning approximately 8,500 sq. ft. under roof the 2 storey villa boasts six beautiful bedrooms all with en suite bathrooms and private balconies. There's also an upper-level great room with a balcony overlooking the pool and gorgeous ocean views. The main level features a bright open airy living room, dining area, and European inspired kitchen; all perfect gathering areas for entertaining and hosting large parties. The roofing is traditional cedar shingle, with copper guttering and elegant light turquoise colored shutters complete the classical Barbadian style.

**Sold: February 2020 | US \$5,825,000**

### Dream Big Villa, Sapodilla Bay

Dream Big Villa is a one-of-a-kind 8 bedroom exclusive retreat, located on the sought-after shoreline of Sapodilla Bay. The beautiful design, relaxed and elegant spaces, and fun-filled amenities define this dynamic and sophisticated home (approximately 9,000 sq. ft. of internal living areas open to more than 5,000 sq. ft. of covered and external areas, for a total of approximately 15,000 sq. ft. of finished areas). The exquisite site features private sandy pocket beaches, lush landscaping, and draws on its relationship with the famous turquoise waters and limestone rock. Built in 2010 and expanded in 2014, the highly functional and multi-faceted destination graces 280' of spectacular beach and ocean frontage.

**Sold: June 2020 | US \$5,750,000**





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### Beach Enclave North Shore Villa 6

An elevated villa experience that offers the perfect blend of footprints-in-the-sand living and majestic views of Providenciales' North Shore. This magnificent, unique and all one level layout is custom 4-bedroom design featuring an extra large oceanfront office and media/lounge room off of the great room and open kitchen. The villa also features extensive custom millwork, entertainment bar, bespoke ultra-high-end furnishings, and its own beach deck on the site's 104-foot stretch of beach frontage, and beach lounge with deck and wet bar, outdoor shower and fire pit. Perched 40' above the beach, the exclusive villa is serviced by Beach Enclave, set in a gated community, with gym, yoga, new elevated oceanfront bar and eatery for owners and guests, security, owner's bar, on-site reception and 24/7 on-site management and concierge service.

**Sold: August 2020 | US \$5,200,000**

### Cerulean, Blue Mountain Waterfront

"Cerulean" is an oceanfront masterpiece set above the waters of Princess Alexandra National Park. Surrounded by ever-changing vistas of movement and color, this 10,538 SF property is thoughtfully designed with rooms, balconies and decks flowing perfectly into one another. The dramatic transition of turquoise waters across the reef to the deep blue of the Atlantic ocean beyond are on display through soaring glass walls and oversized sliding doors that welcome in the tropical climate and its trade winds.

**Sold: June 2020 | US \$4,800,000**





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### **Bianca Sands 701, Grace Bay**

Inspired by Tuscan influences Bianca Sands Resort (also known as The Regent Grand) comprises of 54 elegant residences, situated on 3 acres with over 300 feet of pristine beach front, in the heart of Grace Bay. Simply unprecedented, this exceptionally rare, 4 bedroom, 4 1/2 bathroom, ocean front penthouse residence features 2 grand master suites, a convertible lockout guest suite, and an additional bedroom with twin adult bunkbeds, providing ample room for friends and family. This 7th floor luxurious condo proffers unparalleled panoramic, ocean front views, which can be enjoyed from the expansive outdoor patio and wet bar, to complete an impressive total of 5,953 SF of indoor and outdoor living. The resort offers its iconic newly finished zero entry pool, 2 Jacuzzis, a lighted tennis court and nautilus fitness center, in addition to beach services and amenities. World class dining experiences are just steps away.

**Sold: March 2020 | US \$4,630,000**

### **Villa Alamandra, Silly Creek**

Villa Alamandra's iconic contemporary Balinese design graces a unique elevated 1.63-acre site with a jaw-dropping 240' of ocean frontage within the exclusive Silly Creek private peninsula, a retreat within the Chalk Sound community. The 4 bedroom, 4.5-bathroom villa spans 3 pavilions with a desirable open plan living, a layout which is archetypal of the Caribbean and boasts spectacular sunset views over the southeastern shore of the island. Spanning approximately 4,000 square feet of covered living space, and an additional 4,000 square feet of exterior space, the site boasts own personal swimming deck with seating and lounge area suspended over the sea. Upon arrival to Villa Alamandra, guests are greeted by a 100-foot-long Spanish cedar bridge, suspended over lush tropical vegetation lined with colorful bougainvillea. An extra-large Japanese-style gate opens to turquoise water views beyond.

**Sold: September 2020 | US \$2,950,000**







## The Estate at Grace Bay Club F201.202

Beautifully redecorated as of October 2019, Estate F201/2 is the first Estate residence featuring the “E” layout (inclusive of oceanview lockout studio) to come to market since 2015, and the first Estate to come to market in more than 18 months. Grace Bay Club is widely regarded as the leading luxury property on Grace Bay, and amongst the leading resorts in the region.

**Sold: November 2020 | US \$3,950,000**

## The Estate at Grace Bay Club F504

This very rare and elegant top floor residence is the first to come to market in more than four years! This spectacular fifth level residence offers 3 bedrooms, and a media room/study which can double as fourth bedroom, 3 1/2 bathrooms. The 4,560 sq. ft “Type A” plan includes interior areas spanning an expansive 3,600 sq. ft. with 11’ ceiling height great room living and entertainment bar area, and opens to a gracious 960 sq. ft. of exterior terraces.

**Sold: October 2020 | US \$3,400,000**



## The Estate at Grace Bay Club F401

West facing on the fourth level of the western building this gracious residence offers 4 bedrooms, 3 1/2 bathrooms, beautifully appointed throughout. Estate owners benefit from exclusive access to the Estate at Grace Bay Club pool, cabanas and beach areas, as well as private concierge desk. The 4,474 sq. ft “Type A” plan includes interior areas spanning an expansive 3,600 sq. ft. with 11’ ceiling height great room living and entertainment bar area, and opens to a gracious 960 sq. ft. of exterior terraces, including an outdoor shower at the Master suite.

**Sold: November 2020 | US \$3,311,000**