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Significant Sales



Turks & Caicos Sotheby's International Realty's Significant Sale on Parrot Cay

Turks & Caicos Sotheby's International Realty is pleased to announce the successful listing and sale of The Residence, located on the private island resort of Parrot Cay by COMO, for \$27M.

The spectacular sunset-facing estate parcel was developed into an understatedly beautiful, multi-home beachfront estate set on a private bay, comprising roughly eight acres with over 1,100 feet of unaltered beach, complete with a peninsula providing protection on its northern point. The Residence is composed of three exquisite hardwood clad homes boasting 11 bedrooms within 13,500 interior square-feet, 18,000 under roof, and an additional 17,000 square-feet of exterior decking with four pools, for an approximate total of 35,000 square-feet. The five-bedroom Main House and two three-bedroom Guest Villas are set discretely apart from one another.

"For the past 20 years we have made so many beautiful memories on the island...It's a place that when you step on the boat bound to Parrot Cay, you start to feel any stress melt away. We also instantly feel more connected to nature, a rarity in this day and age." - Emma Heming-Willis

Sold: July 2019 | US \$27,000,000

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Prince's Island Estate, Turtle Tail Waterfront

The nearly 10,000 sq. ft., 6-bedroom villa sits atop a combined 5.74-acre peninsula comprised of 3 adjacent parcels, spanning approximately 1,675 of lineal beach and ocean frontage on one of Turks & Caicos' premier and elevated waterfront sites. The entire estate includes two adjacent vacant parcels with a combined 2.43 acres, for further development or privacy buffer within this prestigious and exclusive Turtle Tail enclave. The estate provides privacy and security, jaw-dropping vistas, year-round sunsets, intimate beach areas, bluff peninsula and multiple opportunities to enjoy the Caribbean waters and unique coastline. The property also boasts a private 200' dock along its basin frontage, allowing for multiple vessel and water sport craft moorings, and further provides a sophisticated and extensive infrastructure including staff accommodation, security capability, tennis court, fitness area, and expansive indoor and outdoor lounge facilities and oceanfront cabanas.

Sold: June 2019 | US \$10,800,000

Coral House, Grace Bay Beachfront

Coral House is a one-of-a-kind timeless masterpiece; inspired by the iconic Oliver Messel coral stone homes of Barbados; available for the very first time. Spanning 12,000 SF; this beautiful home is framed around a lushly landscaped central courtyard and is the epitome of Caribbean elegance. Featuring 6-bedrooms, a gourmet kitchen, a library, an office, multiple living areas, a breakfast room, family room, a formal dining room and exceptional details, materials and furnishings throughout. Included is a one bedroom guest cottage with its own private pool and garden and separate staff accommodation on site.

Sold: October 2019 | US \$10,600,000



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Coral Pavilion, Grace Bay Beachfront

Coral Pavilion is a stunningly elegant, coral stone villa located on the most enviable stretch of world-renowned Grace Bay Beach. The home is adjacent to Coral House, one of the island's most celebrated estates and a complimentary neighbor. Set within approximately 1 acre of manicured tropical gardens with 120' of lineal beach frontage, Coral Pavilion features stately Bajan architecture including a 5 bedroom villa and a 1 bedroom staff cottage spanning 8,085 SF (under roof) and offers a generous mix of indoor and outdoor living space ideal for entertaining.

Sold: July 2019 | US \$9,120,000

Beach Enclave Grace Bay Villa 2, Grace Bay Beachfront

Beach Enclave's signature home concept, Design B is a contemporary classic that excites by offering ocean views from all five bedrooms. Elegant and airy, its private entrance through a tropical garden and double height foyer, set the stage for gracious entertaining. An ultra-wide Great Room opens entirely to the beach on one side, and the walled feature garden on the other. The open-layout island kitchen flows to the dining area and to a covered dining terrace, complete with barbeque and outdoor bar. An ocean front guest suite completes the first floor. The upstairs floor is accessed by a feature staircase framed by a double story, floor to ceiling glass window. The master suites have outdoor showers and deep terraces. The expansive, multi-level exterior areas offer multiple entertainment and lounging areas, a signature infinity-edge pool, dune lounge, summer kitchen and fire pit directly on Grace Bay beach.

Sold: January 2019 | US \$9,845,000





North West Point Land

This west-facing development parcel is approximately 19 acres and 1,500 feet of frontage with a mix of beach and iron shore. Neighbouring one of the region's most significant properties, Amanyara, this 19 acre property represents an opportunity for future tourism related development in a tranquil setting. Located only 15 minutes from the international airport, the parcel is private and exclusive, yet easy to get to.

Sold: January 2019 | US \$7,000,000

The Shore Club Villas 4, 5 & 6, Long Bay Beachfront

Only six villas are being constructed within the exclusive Shore Club development on Long Bay Beach, providing a rare opportunity to own a private, beachfront villa perfectly situated within an expertly designed resort master plan. Each luxury villa features 6-bedrooms that include the grand master suite, three spacious guest rooms with large private baths, and two “flex” rooms that can be quickly adapted to accommodate adults or younger members of the family. The rear private courtyard pool is your totally private escape. It can be the essence of tranquility or the heartbeat of activity and fun for the entire family. The innovative courtyard design gives you complete privacy, just steps away pristine beach, spa, multiple resort pools, restaurants and amenities.

Sold: January 2019 & October 2019 | US \$6,500,000



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Dhyani House, Parrot Cay

Dhyani House on Parrot Cay graces the sunset-facing beach of the exclusive private island resort's estate shoreline. Located on an exceptional stretch of beach, this quintessential Parrot Cay-style villa is set amidst a white sandy dune and surrounded by colorful bougainvillea and lush landscaping with brilliant turquoise waters as a backdrop. Dhyani House is less than a 5-minute buggy ride from the COMO Parrot Cay resort, COMO Shambhala Spa and fitness, restaurants and resort facilities. Dhyani House participates in COMO Parrot Cay's successful rental program.

Sold: October 2019 | US \$6,000,000

Villa Sabrosa, Turtle Tail Waterfront

Villa Sabrosa is magically set on a unique site with 40' of elevation and a sheltered beach at its base, spanning a 1.58-acre point and over 600' of beach and ocean frontage in exclusive and recently upgraded Turtle Tail neighborhood. The highly private and secure Villa Sabrosa boasts incomparable sunrises and sunsets, views of the turquoise banks, and abuts a green space and tranquil beach to the west, fully protected from prevailing breezes.

Sold: July 2019 | US \$6,000,000



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Beach Enclave Long Bay Villa 5, Long Bay Beachfront

Beach Enclave Long Bay is sophisticated, barefoot Caribbean beach living at its best. Each of the 5 homes in this enclave sit on over 100' of beach and 0.70 acres within a secure, gated villa enclave, complemented by an onsite reception and a fitness/yoga pavilion. Services include 24/7 on-site management, concierge and beach services, as well as an optional villa rental program. The clean, contemporary yet warm design represents an invitation for elegant, barefoot beach living. The Beach Villa's raised main floor levels offer unobstructed beach views, with the covered deck, sun deck and infinity pool cascading down towards the beach. A signature design philosophy of combining indoor and outdoor living provides generous, concealable glass sliding doors, expansive pool and decks, a beach lounge with shower, open kitchen and outdoor showers. The home designs take full advantage of the site, with naturally lush gardens.

Sold: December 2019 | US \$5,358,000

Blue Cay Estate Villa 2, Leeward Channel Beachfront

Located on 130 ft of beach frontage with a 65 ft boat dock and over-water pavilion, Panorama Y House features a stunning "Y" design with 5,583 SF under roof area and 2,618 SF of external areas and pool totaling a 8,201 SF of finished areas. The five bedroom + office Panorama Y House features a signature design by renowned UK architects Blee Halligan that flares out towards the beach and water providing generous water frontage. There are two master suites. One is a dedicated beachfront grand master suite on the upper floor with large balcony, sitting area, day bed and fire pit, large dressing area, free standing tub and oversize shower. The main floor provides another ocean front master suite as well as three guest bedrooms, signature living area with indoor/outdoor pool, library foyer and office nook. There is a dedicated wing with large modern kitchen, dining area, window seat and covered outdoor dining. Exterior spaces include covered and uncovered terraces, outdoor shower and lounging deck overlooking the heated infinity edge pool, over-water pavilion and beach.

Sold: May 2019 | US \$5,386,000



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Saving Grace, Grace Bay Beachfront

Situated on 133 feet of prime beach frontage, beautifully detailed throughout, this 4-bedroom and studio, 3.5-bathroom villa spans two gracious levels and 5,159 SF under roof, with the ability to easily convert the studio space in to a 5th bedroom. Features include a double-height 23 foot entrance foyer, mahogany staircase, hardwood floors, stone countertops, elegant slate tiled bathrooms with Grohe and Duravit fixtures and mahogany doors. At the heart of the home is the masterpiece kitchen, featuring an expansive casual dining and living space, opening to a screened indoor/outdoor living room for entertaining, lounging and play overlooking the 42 foot heated swimming pool and beyond to Grace Bay.

Sold: January 2018 | US \$7,000,000

Amanyara Villa, North West Point

Owning an Amanyara Villa is like having your own private resort. Villa owners enjoy access to Amanyara's rich offering of amenities and facilities which include a Main Restaurant and Bar, Beach Club, Serenity Spa Villa, Fitness Centre, Screening Room, Library, Boutique, Nature Discovery Center and Activities Center. Other resort facilities include floodlit Har Tru clay tennis courts, beach volleyball court, kid's sized soccer pitch, and Pilates studio. Amanyara, or "peaceful place", has embraced its secluded beachside setting with a contemporary design by Jean Michel Gathy, whose architecture for Amanresorts has won him worldwide critical acclaim. Catering to resort guests and Villa owners alike, Amanyara fulfills the ethos of unparalleled tranquility, sensual delight, subtle inspiration and utmost privacy.

Sold: January 2018 | US \$6,550,000





The Shore Club Villa 3, Long Bay Beachfront

Only six villas are being constructed within the exclusive Shore Club development on Long Bay Beach, providing a rare opportunity to own a private, beachfront villa perfectly situated within an expertly designed resort master plan. Each luxury villa features 6-bedrooms that include the grand master suite, three spacious guest rooms with large private baths, and two “flex” rooms that can be quickly adapted to accommodate adults or younger members of the family. The rear private courtyard pool is your totally private escape. It can be the essence of tranquility or the heartbeat of activity and fun for the entire family. The innovative courtyard design gives you complete privacy, just steps away pristine beach, spa, multiple resort pools, restaurants and amenities.

Sold: February 2018 | US \$5,885,000

The Residences H301, Grace Bay Beachfront

Villa H301 is the first re-sale coming to market at the exclusive Residences by Grace Bay Resorts on the western stretch of Grace Bay beach. Situated within a gated enclave approximately a 7-minute drive from the resort on Grace Bay beach, the Residences compound services 3 villas total. Villa H301 features a beachfront 4-bedroom single-storey main house with 4.5 bathrooms and 2 outdoor shower gardens off of each beachfront master bedroom. Sea views reign supreme in each villa’s two oceanfront master bedrooms, while the 5th bedroom is located within a private, detached cottage. Spanning a total indoor/outdoor living space of up to 6,500 square feet (3,430 interior SF main house and 500 interior SF 1-bedroom guest cottage).

Sold: October 2018 | US \$5,800,000





Turks & Caicos Sotheby's International Realty's Significant Sale on Parrot Cay

Turks & Caicos Sotheby's International Realty is pleased to announce the successful listing and sale of Serenity Villa, located on the private island resort of Parrot Cay by COMO, for \$17M.

Nestled in a stunning half moon bay on the exclusive island of Parrot Cay is "Serenity Villa", an outstanding achievement in beachfront elegance and sophisticated architectural design. Set on 5.38 lush acres fronting 373 feet of sugary white sand and brilliant turquoise water, Serenity Villa's design ethos is sensitive to its surroundings, reflecting the glorious natural aesthetic for which Parrot Cay is known.

States Broker Joe Zahm: "The sale of Serenity Villa is the second significant sale on Parrot Cay within just over one year with Oliver's Cove sale in February 2016, and Serenity Villa in June 2017. Both Oliver's Cove and Serenity Villa have garnered international attention within the Sotheby's International Realty, and Sotheby's Auction networks, and in meaningful press and distribution such as the Wall Street Journal and other prestigious publications." Adds Partner Nina Siegenthaler: "Parrot Cay is home to trophy properties with access to the island's renowned hotel and services, offering a unique pairing of natural beauty with world-class property and resort amenities, an idyllic place for an audience seeking extraordinary real estate and lifestyle. In this particular case, the buyer originated through a referral from a US based Sotheby's International Realty broker, reinforcing the incredible strength of the network."

Sold: June 2017 | US \$17,000,000



Estate at Grace Bay Club, Penthouse G600

The Estate Penthouse is a Grace Bay Club masterpiece in every way from its impressive layout, stunning ocean views from all rooms, to the impeccable details throughout this graciously laid out space. Spanning 125' of direct ocean frontage and over 7,000 SF of living space, all four bedrooms and the study and living areas have exceptional ocean views. The residence spans the entire 6th top floor of the Estate building with a full-width oceanfront terrace and private elevator access opening directly in to the Great Room with its 13' high ceilings. The Estate residences have exclusive access to the Estate pool and cabanas, as well as, the Hotel facilities including multiple pools, dining venues, fitness, tennis and Spa.

Sold: March 2017 | US \$9,000,000

The Shore Club Villa 2, Long Bay Beachfront

Only six villas are being constructed within the exclusive Shore Club development on Long Bay Beach, providing a rare opportunity to own a private, beachfront villa perfectly situated within an expertly designed resort master plan. Each luxury villa features 6-bedrooms that include the grand master suite, three spacious guest rooms with large private baths, and two "flex" rooms that can be quickly adapted to accommodate adults or younger members of the family. The rear private courtyard pool is your totally private escape. It can be the essence of tranquility or the heartbeat of activity and fun for the entire family. The innovative courtyard design gives you complete privacy, just steps away pristine beach, spa, multiple resort pools, restaurants and amenities.

Sold: December 2017 | US \$5,885,000



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Oliver's Cove, Parrot Cay

Oliver's Cove is one the finest estates in the Caribbean, and recently consisted of the magnificent main house and guest beach house on approximately 800 feet of pristine beachfront. The recent sale of Oliver's Cove (\$22.5M) coupled with the neighboring lot (\$4.95M), the circa 10 acre estate sits on nearly 1,100 feet of beachfront on one of the world's finest stretches of beach on Parrot Cay.

Sold: February 2016 | US \$27,450,000

International Drive Land, Blue Mountain Waterfront

One International Drive provides a truly unique opportunity to own perhaps the finest remaining estate parcel on Provo. This north shore property comprises nearly 600 ft of ocean frontage and more than 13 acres, with some of the most dramatic elevations on Provo. There is also a "low tide" beach on the western side of the property. On the east side is a 2 bedroom home with a 1 bedroom guest cottage. This dramatic property can be developed as an estate or a villa vacation resort development, and provides optionality to re-sell portions of the property depending upon the ultimate end use.

Sold: May 2016 | US \$7,500,000





Amazing Grace, Grace Bay Beachfront

A captivating property of grace and elegance, Amazing Grace is situated on a premiere and rare beachfront estate site in the Turks & Caicos. Set amidst Providenciales' ultra-high luxury properties within the exclusive beachfront neighborhood of Leeward, Amazing Grace boasts 282 feet of exquisite powdery white sand beachfront on an extraordinary 8.4 acres, with direct canal and dock access. Spanning 12,282 SF under roof (nearly 9,000 SF of internal areas), five superb bedrooms overlook a spectacular pool and lush grounds.

Sold: April 2015 | US \$15,100,000

Summit House, Grace Bay Beachfront

Double Lot Residence on Tranquility Lane Summit House is located on a rare double lot gracing the premier residential stretch of Grace Bay beach within the Leeward community, on Tranquility lane. The compound includes an all single storey 4,310 SF, 5 Bedroom 4.5 Bathroom Main House, an oversized 2,100 SF pool surrounded by lush landscaping, an expansive beachfront lawn and deck, BBQ Cabana, Outdoor Fireplace Cabana, and stand-alone two storey Guest House including a 645 SF 1-bedroom Guest suite with kitchen. Mature landscaping enhances the privacy of this fully walled and gated compound.

Sold: December 2015 | US \$6,500,000

