



WELWYN ESTATE 2
Grace Bay Beachfront

Turks &
Caicos

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LUXURY GOURMET KITCHEN

The gourmet kitchen features a 7-piece appliance collection including a wine chiller, icemaker, trash compactor, and warming drawer in addition to the full size refrigerator and Viking range. The residence currently participates in the resort's successful rental program. The Somerset features 2 spectacular pools, poolside and formal dining, fitness, steam rooms and on-site boutique.

3 BEDROOM ESTATE SPANS ENTIRE SECOND FLOOR

This sought-after ocean-view Welwyn Estate at the 5-star Somerset resort on world-renowned Grace Bay boasts a unique floor plan spanning the entire second floor with a large wrap-around balcony. Beautifully detailed throughout, the 3,483 sq. ft. total layout includes 1,000 sq. ft. of shaded ocean view terrace area with outdoor dining and living space, and private ocean view Jacuzzi. The elegant residence is akin to a home away from home with 3 bedrooms and 3 full bathrooms, a full gourmet kitchen, and ample owner's storage.

WELWYN ESTATE 2, THE SOMERSET GRACE BAY BEACHFRONT

US \$2,350,000

Nina Siegenthaler

Turks & Caicos Sotheby's International Realty
Venture House, Grace Bay, Providenciales
turksandcaicosSIR.com

nina@tcsobheysrealty.com
c 649.231.0707 t 649.946.4474
nina@tcsobheysrealty.com

3 Bedroom, 3 Bathroom
3,430 gross sq. ft. (2,484 internal sq. ft.)

- High-end Gourmet Kitchen
- 946 sq. ft. terrace with jacuzzi hot tub
- Weber outdoor grill station
- Access to Resort facilities
- Award-winning services
- Sold fully furnished and equipped
- TripAdvisor Traveler's Choice Award
- Top 25 Hotels for Families in the Caribbean (2018)
- Forbes 4 Star (2017)
- T + L World's Best Awards, No. 6

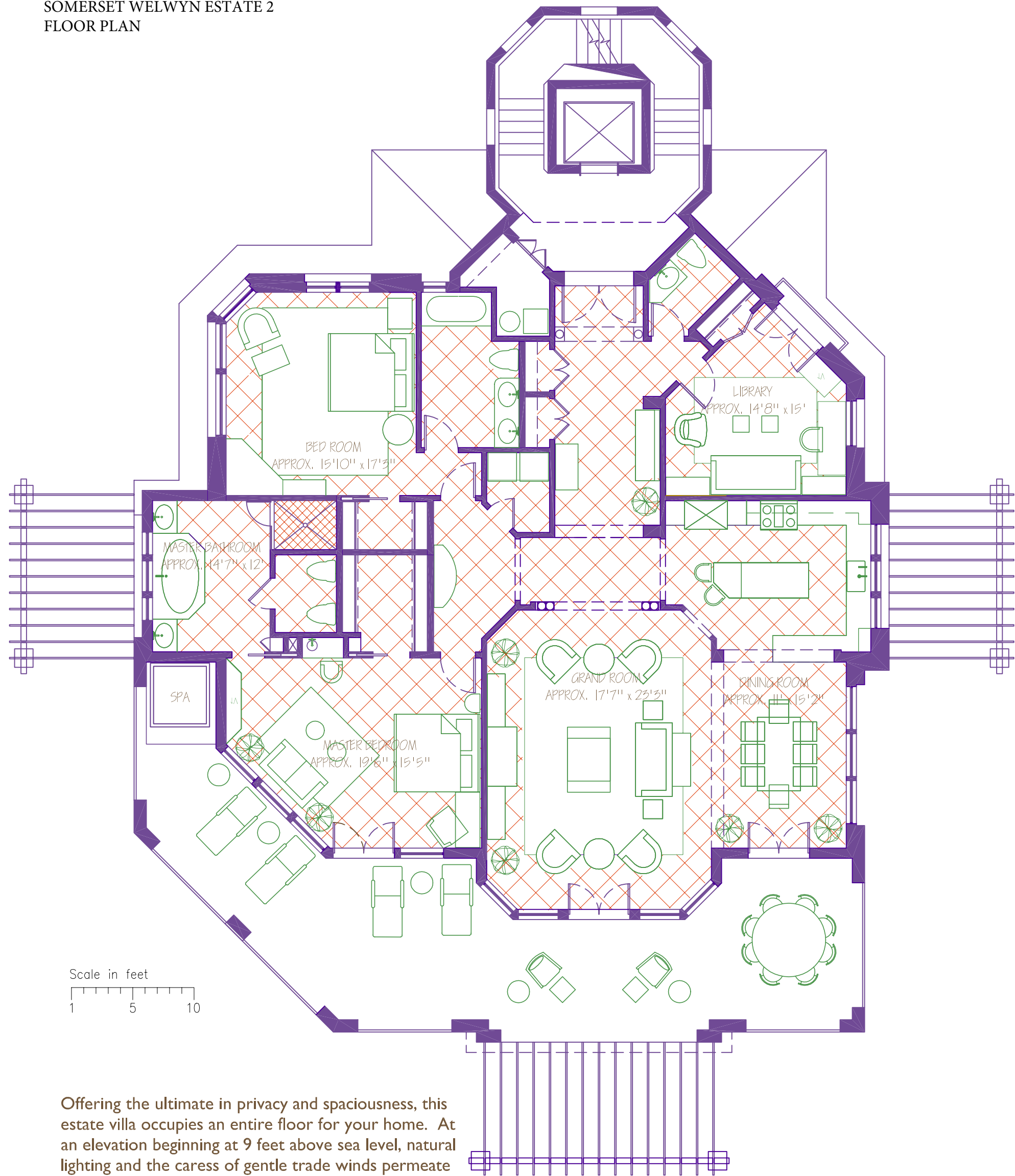
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SOMERSET WELWYN ESTATE 2
FLOOR PLAN



Offering the ultimate in privacy and spaciousness, this estate villa occupies an entire floor for your home. At an elevation beginning at 9 feet above sea level, natural lighting and the caress of gentle trade winds permeate every room. From the grand room, dining room and kitchen, to the master bathroom, this estate provides stunning views from all directions, unique to oceanfront lifestyle .

Designed for maximum efficiency and ease of living, this villa offers a stately and private entrance foyer, formal and spacious dining room, and a Grand Room of over 600 square feet- truly entertainment at its best. The library/den provides flexibility, as an optional third bedroom, with an adjoining bathroom.

A magnificent terrace, outdoor spa, and terrace area comprise more than 946 square feet, which front directly onto the pristine beach of Grace Bay, offering an endless blue horizon.

The result is a spectacular world-class estate environment for your enjoyment.

DUNDEE & WELWYN
ESTATE -2&3

Interior Sq - Ft 2484
Terrace Sq - Ft 946
Total Sq - Ft 3430



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