

# Real Estate

**AND DEVELOPMENT**

THROUGHOUT THE TURKS & CAICOS ISLANDS



PHOTO PROVIDED BY TURKS & CAICOS SOTHEBY'S INTERNATIONAL REALTY

*The Shore Club Villas,  
Long Bay, Providenciales*



Beachfront at *The Shore Club, Villa Two*, master bedroom balcony (vision/left, reality/right).

## THE REAL ESTATE REPORT: FROM VISION TO REALITY

For six years running, real estate continues to move in a positive direction throughout the Turks and Caicos Islands (TCI). Our many developers and construction companies are diligently keeping up with the demand.

The introduction of new developments in 2013 that began a wave of construction is now showing completed projects with a second wave of construction breaking ground and more new exciting developments on the horizon.

In this report we would like to show you the progress of the developers' 'vision to reality' with a display of select home renderings alongside the completed homes, as well as report on the upcoming visions from some of the developers.

On November 16, 2017 Beach Enclave North Shore celebrated its first anniversary since the grand opening of the nine-villa community. Over the past year, Trip Advisor has posted glowing reviews as many guests have enjoyed the contemporary laid-back beachfront homes, the amenities, security and superior service.

The vision of the Beach Enclave developers was to provide a home environment with bespoke services and amenities of a luxury condominium. Beach Enclave has established a strong identity in the marketplace by acquiring the perfect parcel of land that allowed a group of homes (one home per acre) within a private enclave on a beautiful beach along with an inviting design ethos. Beach Enclave paired a modern architectural design that is conducive to the Caribbean weather, incorporating glass, wood and natural stone – and a warm interior organic design. As a result, the indoor/outdoor design blends naturally throughout every space in the home.

Beach Enclave's vision grew to include two more locations on Providenciales. Beach Enclave Long Bay will complete their first two villas by early March 2018 and have another one under construction. The exciting news is that Beach Enclave is considering a phase 2 for Long Bay, with a small number of beachfront villas and additional owner amenities, such as a watersports club and beach service. Long Bay is quickly becoming the beautiful



***The Shore Club, ultra luxury, Villa Two, private courtyard (vision/left, reality/right).***

beachfront community we always expected it to be.

The other exciting news is that Beach Enclave Grace Bay has now broken ground on one of the beachfront homes. With seven out of ten lots committed, this villa community is well on its way to becoming reality for the Beach Enclave developers and the new homeowners.

The Shore Club Villas 1, 2 and 3 are now complete and are absolutely stunning. The Hartling Group's vision to create ultra-luxury beachfront villas within a resort environment is nearing completion with only one villa remaining. The Shore Club resort has several dining options and five-star amenities for owners and guests to enjoy. The results of The Hartling Group's intuitive

vision proves they have thought of everything in bringing this entire development to life – the comments from owners and guests are the affirmation. The preceding photos display Villa 2's private courtyard along with the master bedroom balcony. The master suite enjoys the entire front of the second floor and is pure luxury. The villas are available in the rental management program providing rental income when not in use by the owners. If you are not in the market to purchase a luxury beachfront villa you can still enjoy this exquisite villa for your next vacation.

The success of Gansevoort Villas has encouraged the developer to add another villa to the site plan. Villa 6 is now available as a four-bedroom home at \$4.1M or a five-bedroom



***Three of the Gansevoort Villas are now complete with stunning views from every room (vision/left, reality/right).***



**Blue Cay Estate in Leeward celebrated four completed villas by the end of 2017 (vision/left, reality/right).**

home at \$4.55M. The floorplan has increased in size and the exterior plan has been customised for the location. Villas 1, 4 and 5 are now complete and the owners are enjoying the amazing south-side view from every room of their homes. The photos (page 157) show the courtyard pool and patio.

Blue Cay Estate in Leeward celebrated the opening of the canal along with

four completed villas during a lavish party on December 20, 2017. Windward Development's vision has now come to life. The raw land with 15 acres has been transformed into a boating community with homeowners enjoying private 40-ft docks right on their doorsteps. Leeward is the prime destination for boating, fishing, diving and access to some of TCI's uninhabited cays. What seemed simple on

paper was actually a huge undertaking, which involved marine development and marine engineering in order to cut the 85-ft wide canal into an open body of water – and numerous types of contractors and other specialists.

The design ethos pairs with the waterfront location in that it allows the inside of the home to be open to the natural surroundings. Large open spaces with floor to ceiling window systems allow you to experience nature from all areas of the villa. With limited lots remaining, this new development has proven to be a popular choice. Windward Developments will look to create more real estate opportunities in other locations on Providenciales in the very near future. The photos above display the proposed site plan along with a photo taken in January 2018.

**Looking Ahead** As we carry on into 2018, we find homeowners and potential buyers appreciate our strong community spirit and the dedicated stakeholders within TCI who continue to build lasting, quality construction, along with a safe environment, for current and future real estate investments.

For further details and information on TCI real estate, contact your local TCREA licensed real estate agent or search the property listings on [www.tcrea.com](http://www.tcrea.com). ■

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