



GRACE BAY BEACH CONDO GUIDE VOLUME 2: NEW DEVELOPMENT EDITION



Step Into Grace Bay's Next Chapter of Luxury Living



SEAN O'NEILL

MANAGING PARTNER
THE AGENCY TURKS AND CAICOS

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Grace Bay's real estate landscape is entering its most exciting chapter, with unprecedented developments that blend world-class luxury with our pristine natural beauty. Having guided countless investors and homeowners through their journey, I can confidently say that today's pre-construction opportunities offer exceptional value we may never see again. Whether you're seeking a vacation home with impressive returns or a strategic investment, this guide will walk you through the finest opportunities in one of the world's most beautiful beach destinations.

Creating Your Perfect Paradise in Grace Bay's Newest Properties

What are the advantages of buying pre-construction properties?

Early Price Advantage

Pre-construction properties in Grace Bay offer significant value compared to completed residences. By purchasing during the development phase, buyers secure tomorrow's luxury at today's prices, typically 20-30% below completed market value.

Premium Selection

Early buyers enjoy first choice of the most desirable units, floor plans, and views. This premium selection opportunity allows you to secure the best positions within these world-class developments, optimizing both enjoyment and rental potential.

Customization Options

Pre-construction purchases allow buyers to personalize their residences, from selecting finishes to modifying layouts where possible, maximizing both lifestyle preferences and rental appeal.

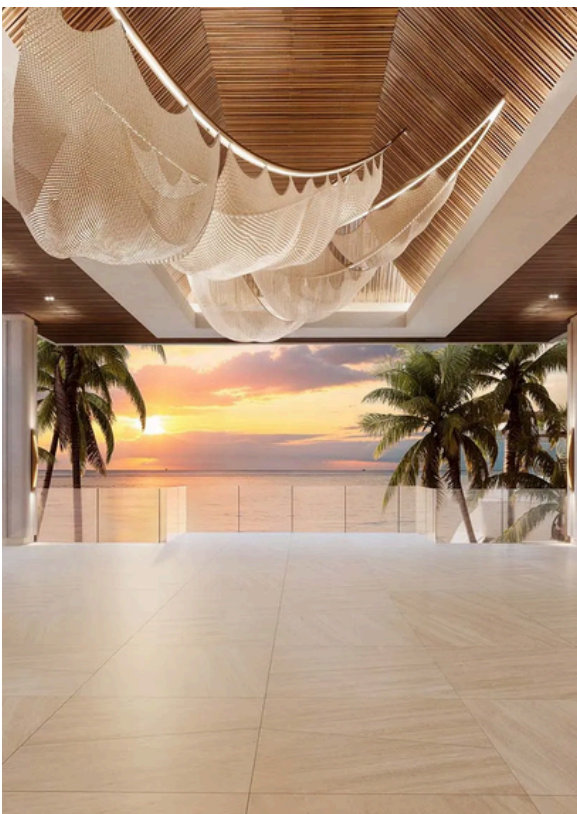
Brand New Everything

Enjoy a completely new residence with modern amenities, the latest technology, and contemporary design, reducing maintenance concerns and operating costs.

Strong Rental Potential

Grace Bay's newest developments command higher rental rates and stronger occupancy levels, particularly in their first years of operation when everything is new and in pristine condition.

ST. REGIS GRACE BAY



The St. Regis Residences in Turks and Caicos, nestled along the pristine Grace Bay beach, provides spectacular vistas of crystalline waters and tropical landscapes. This luxurious setting creates an unparalleled backdrop for experiencing the natural splendor of island living.

FLOOR PLANS

The St. Regis Residences Turks & Caicos features two luxury towers situated on 17 acres with 607 linear feet of Grace Bay beachfront. Each tower houses 48 residences, offering 1-4 bedroom configurations.

Owners can choose from a variety of these room options, each with their own private balcony or terrace.



AMENITIES

The St. Regis Resort in Turks & Caicos delivers a comprehensive luxury experience featuring a beachfront wellness and fitness center, casino, and kids club. Guests can enjoy private beach amenities, exclusive pool access, signature bar, three restaurants, specialty dining venues, beach club, and market café.

NEW DEVELOPMENTS

This development is led by Carlyle Group and Desarrollos Hotel Group, known for luxury Caribbean resorts. Construction commenced in early 2023 with completion targeted for late 2025, making it the first St. Regis property in Turks and Caicos. The project represents a significant addition to Grace Bay's luxury landscape, positioned between The Palms and The Sands.

3 Bedrooms
3 & ½ Bathrooms
Owner's Closet
3912 sqft

Unit A

2 Bedrooms
2 & ½ Bathrooms
Owner's Closet
2785 sqft

Unit B

1 Bedroom
1 & ½ Bathrooms
Owner's Closet
1734 sqft

Unit C

3 Bedrooms
3 & ½ Bathrooms
Owner's Closet
3912 sqft

Unit D

SCAN



ANDAZ TURKS AND CAICOS RESIDENCES AT GRACE BAY



Andaz Turks & Caicos Residences at Grace Bay presents an exclusive collection of boutique hotel rooms and luxury oceanfront residences. Located along the pristine Grace Bay Beach, rated the Caribbean's #1 beach by TripAdvisor's 2024 Travelers' Choice Awards, residents enjoy direct access to turquoise waters.

FLOOR PLANS

Andaz Turks and Caicos residences offer all the conveniences of hotel living along with access to a full suite of services and amenities that transform day-to-day life into an inspiring and unforgettable experience.



AMENITIES

Resort amenities include multiple infinity-edge pools, a signature Andaz spa, state-of-the-art fitness center, and exclusive beach club access. The property emphasizes indoor-outdoor living with expansive terraces and floor-to-ceiling windows maximizing ocean views.

PRE-CONSTRUCTION

Located on a coveted stretch of Grace Bay Beach, this project is being developed by Vista Development Ltd. with a targeted completion date in 2026. The property marks Andaz's first Caribbean resort, bringing their luxury lifestyle concept to a prime 5.5-acre beachfront site adjacent to the Ritz-Carlton.

1 Bedroom

1 Bathroom

1 Terrace

Island View

Studio

1 Bedroom

1.5 Bathrooms

2 Terraces

Ocean View

1 Bedroom

2 Bedrooms

2.5 Bathrooms

2 Terraces

Ocean View

2 Bedroom

3 Bedrooms

3.5 Bathrooms

3 Terraces

Ocean View

3 Bedroom

3 Bedrooms

3.5 Bathrooms

4 Terraces

Ocean View

**3 Bedroom
PH - G**

4 Bedrooms

4.5 Bathrooms

6 Terraces

Ocean View

**3 Bedroom
PH - H**

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THE LOREN AT TURTLE COVE



The Loren at Turtle Cove is poised at the water's edge on Grace Bay—where light-filled, modern spaces await against stunning panoramic views of the ocean. This is an exclusive location that blurs the lines between water and land, indoor and outdoor. Join us for exceptional experiences that blend these worlds—seamlessly, elegantly, and naturally.

FLOOR PLANS

The Loren will feature nine beachfront villas and 25 condominium units. Residences are available in a diverse range of layouts—from one-bedroom units to the five-bedroom penthouse.



AMENITIES

Our residents experience a relaxed tropical lifestyle enhanced by luxurious amenities and impeccable service. Indulge in dining at our oceanside restaurant or waterfront cafe, bask in the sun by one of our two private pools, host a special occasion at our dedicated event space, or take a plunge into the crystal-clear waters just steps from our beach club. Additionally, Residents enjoy exclusive access to our private marina.

PRE-CONSTRUCTION

Situated on an elevated site in Turtle Cove, this intimate luxury project is being developed by The Loren Group, known for their successful Bermuda property. Construction is underway with completion expected in late 2024, positioning it as a boutique alternative to larger Grace Bay resorts.

1 Bedroom

1.5 Bathrooms

1,600 SF

Ocean View/
Marina View

1 Bedroom

2 Bedroom

2.5 Bathrooms

2,382 SF

Ocean View/
Marina View

2 Bedroom

3 Bedroom

3.5 Bathrooms

4,276 SF

Ocean View/
Marina View

3 Bedroom

4 Bedroom

4.5 Bathrooms

7,719 SF

Ocean View/
Marina View

4 Bedroom

5 Bedroom

5.5 Bathrooms

9,795 SF

Ocean View/
Marina View

Penthouse

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THE ARC AT SOUTH BANK



The Arc at South Bank, designed by Piero Lissoni, is a luxury beachfront development offering sophisticated architectural design. The property provides stunning views of the Caicos Bank through an innovative design approach.

FLOOR PLANS

The Arc features elegantly designed Sky Villas that seamlessly blend indoor-outdoor living. Each residence includes shaded terraces and tranquil outdoor spaces, maximizing the beachfront location and ocean views.



AMENITIES

The Arc offers a curated collection of amenities including a Japanese-inspired restaurant and bar, fully-equipped fitness center, oceanfront swimming pool, and jacuzzi, all designed to complement the natural surroundings.

PRE-CONSTRUCTION

Located on a prime beachfront location in Grace Bay, this boutique development is led by Luxury Developments TCI. Construction began in 2023 with completion scheduled for 2025, offering an ultra-luxury boutique alternative with its unique architectural design.

2nd Floor 3 Bedroom 3.5 Bathrooms 6150 SQFT Sky Villa 2A	2nd Floor 2 Bedroom 2.5 Bathrooms 3280 SQFT Sky Villa 2B	2nd Floor 3 Bedroom 3.5 Bathrooms 4390 SQFT Sky Villa 2D
2nd Floor 3 Bedroom 3.5 Bathrooms 5210 SQFT Sky Villa 2E	4th Floor 2 Bedroom 2.5 Bathrooms 2950 SQFT Sky Villa 4B	6th Floor 5 Bedroom 5.5 Bathrooms 12630 SQFT Sky Villa 6PH

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THE POINT BY GRACE BAY RESORTS



The Point is an exclusive 9.5-acre oceanfront development offering an intimate collection of 38 luxury condominiums and 16 innovative casitas. This low-density resort redefines beachfront living with residences ranging from two to five bedrooms, delivering a premium coastal lifestyle experience.

FLOOR PLANS

Spanning over 9.5 acres, The Point is an exceptional low-density oceanfront development of the highest caliber. The development comprises 38 stunning oceanfront condominiums, ranging from two to five bedrooms, along with a diverse range of new resort amenities.



AMENITIES

Amenities include a new adults-only swimming pool and three additional pools for families, new oceanfront dining and bars, a new world-class spa and fitness center, tennis and pickle ball courts, a discovery center for kids, and a new arrival pavilion. All of these amenities have been redesigned with a new entrance off the main thoroughfare of Grace Bay.

PRE-CONSTRUCTION

The Point is envisioned by award-winning SWA Architects, one of Providenciales' most accomplished design firms, and Young Huh Interior Design, an AD-100 and Elle Décor A-List rising star. The Point is destined to become one of the most sought-after addresses in Turks & Caicos.

2 Bedroom
2.5 Bathroom
2,095 sq ft

2 Bedroom

3 Bedrooms
3.5 Bathrooms
2,601 sq ft

3 Bedroom

4 Bedrooms
3.5 Bathrooms
4,332 sq ft

4 Bedroom

5 Bedrooms
5 Bathrooms
4,332 sq ft

5 Bedroom

2 Bedrooms
2.5 Bathrooms
1,833 sq ft

Casitas

1 Bedroom
1.5 Bathrooms
1,421 sq ft

Pool Loft

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THE POINT BY GRACE BAY RESORTS



The Point is an exclusive 9.5-acre oceanfront development offering an intimate collection of 38 luxury condominiums and 16 innovative casitas. This low-density resort redefines beachfront living with residences ranging from two to five bedrooms, delivering a premium coastal lifestyle experience.

FLOOR PLANS

The magnificent 17,203-square-foot beachfront villa offers 6 bedrooms and 6.5 bathrooms, combining luxury with oceanfront living. The estate is part of a planned development featuring 27 condominiums, community village, restaurants, spa, retail shops, games rooms, and cigar lounge.



AMENITIES

An initial offering of 11 Villas will form the anchor for the community and will include the beach club, a gourmet beachfront restaurant, tennis and pickleball courts, motorized and non-motorised watersports, as well as pool and beach services.

PRE-CONSTRUCTION

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6 Bedrooms

6.5 Baths

17,203 Sqft.

2 Bedroom

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Ready to take the next step in your property investment journey? Learn more about how to make your dream of owning a property a reality.

Contact me today to get started!



<https://www.seanoneillre.com>



sean.oneill@theagencyre.tc



youtube.com/@seanoneillre



facebook.com/seanoneillre



(649) 232-1316



[@seanoneillre](https://instagram.com/@seanoneillre)

