

Emerald Point Beachfront Estate For Sale

British Overseas Territories, Turks and Caicos, Providenciales, Turtle Tail

10,495,000 €

QUICK SPEC

Year of Construction	
Bedrooms	5
Half Bathrooms	1
Full Bathrooms	5
Interior Surface approx	505 m2 - 5,439 Sq.Ft.
Exterior Surface approx	4,046 m2 - 43,560 Sq.Ft.
Parking	2
Property Type	Single Family Room

TECHNICAL SPECIFICATIONS

Perfectly positioned within The Peninsula at Emerald Estate: the embodiment of natural beauty and Providenciales' most exclusive and sought-after beachfront address. Windward, the developers of Blue Cay and South Bank, are excited to present The Peninsula, a custom pre-construction opportunity of a contemporary beach house design on an over 1-acre beachfront site, located in a tropically landscaped, private cul-de-sac. Peninsula homes are part of the exclusive Emerald Point community featuring access to the protected Leeward canal system with boat docks and the community area with shared tennis courts. Beach House 3 is located on 1.1 acres with 214' of beach frontage where Emerald Point meets the Leeward Channel on the northeastern point of the island, enjoying generous ocean views towards the surrounds of Mangrove Cay, and the south side of Water and Little Water Cay, prime for outer-island exploration and long walks down Grace Bay to the west. Designed by London and TCI based architects Blee Halligan Architects, the Beach House L design is a 5-bedroom 5 ½ baths layout spanning 5,439 a/c SF (7,480 SF under roof) with 80' of home frontage and an extravagant 215' beachfront where the peninsula rounds southward from the main stretch of Emerald Point beach, to the private channel-front beachside. The home design is anchored by a signature double-volume ceiling above the 39' wide grand room, with a large living area and formal dining area overlooking the pool deck and ocean beyond.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 5

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 6

- Full Bathrooms - 5
- Half Bathrooms - 1

OTHER ROOMS

- Large Living Area
- Formal Dining Area
- Library
- 25' Long Bespoke Italian-Designed Kitchen
- Media Room
- Guest Cottage
- Game Room
- Wine Cellar
- Fully Equipped Gym

INTERIOR FEATURES

- Designed By London And Tci Based Architects Blee Halligan Architects
- 80' Of Home Frontage
- Full Back-Up Generator
- Full Height Windows
- Signature Double-Volume Ceiling
- Quartz Countertops
- Large Format Italian Porcelain Floor And Wall Tiles
- Bespoke Italian Designed Closet
- Integrated Sonos Sound System
- Security System With Cameras,
- Automated Mosquito Treatment System
- Solar Roof Panels And A Tesla Battery System

EXTERIOR AND LOT FEATURES

- Part Of The Exclusive Emerald Point Community
- Access To The Protected Leeward Canal System
- Boat Docks
- Gated Community
- Shared Tennis Courts
- 214' Of Beach Frontage
- Covered Outdoor Seating / Lounging Areas
- Gas Firepit
- Beach Lounge
- Shaded Wrap-Around Terraces

HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Electric, Forced Air, Heat Pump

POOL AND SPA

- Hot tub
- 42' X 21' Infinity-Edge Pool With An Adjacent Beach Deck

LAND INFO

- Lot Size: 4,046 m2 - 43,560 Sq.Ft.

GARAGE AND PARKING

- Garage Spaces: 2
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : 505 m2 - 5,439 Sq.Ft.
- Year Built:
- Location : TBA
- Topography : Waterfront
- Levels or Stories: 2
- Structure Type: Caribbean
- House Style: Villa
- Furnishing : Furnished

SCHOOL INFORMATION

Education in Turks and Caicos has a high literacy rate with education free and compulsory between ages 5 and 16:

- The International School of the Turks and Caicos Islands
- Providence International Academy
- Holy Family Academy
- Raymond Gardiner High School

AMENITIES AND COMMUNITY FEATURES

- Foreigners can buy property in the Turks & Caicos Islands and the Government of the Turks & Caicos Islands welcomes investment from overseas buyers. ... Property can be purchased by an individual or corporation

OTHERS

- Breakfast Bar
- Balcony
- Gated Community
- Tennis Court
- Dock
- Gardens
- Outdoor Kitchen
- Terrace / Outdoor Space
- Outdoor Pool
- Live Water
- Panoramic View
- Wine Cellar / Grotto
- Outdoor Pool
- Private Peninsula
- Butler's Pantry
- Water View
- Waterfront
- Ocean Front
- Ocean View

ABOUT THE AREA

Turks and Caicos is an archipelago of 40 low-lying coral islands in the Atlantic Ocean, a British Overseas Territory southeast of the Bahamas. The gateway island of Providenciales, known as Provo, is home to expansive Grace Bay Beach, with luxury resorts, shops and restaurants. Scuba-diving sites include a 14-mile barrier reef on Provo's north shore and a dramatic 2,134m underwater wall off Grand Turk island

Providenciales, known locally as Provo, is an island in the Turks and Caicos archipelago, in the Atlantic Ocean. It's ringed by soft, sandy beaches, many of them on the north coast. These include expansive Grace Bay Beach, a water sports hub with resorts, shops and restaurants. The island's snorkel sites include Smith's Reef and Bight Reef. The turquoise lagoon of Chalk Sound National Park is dotted with tiny cays.