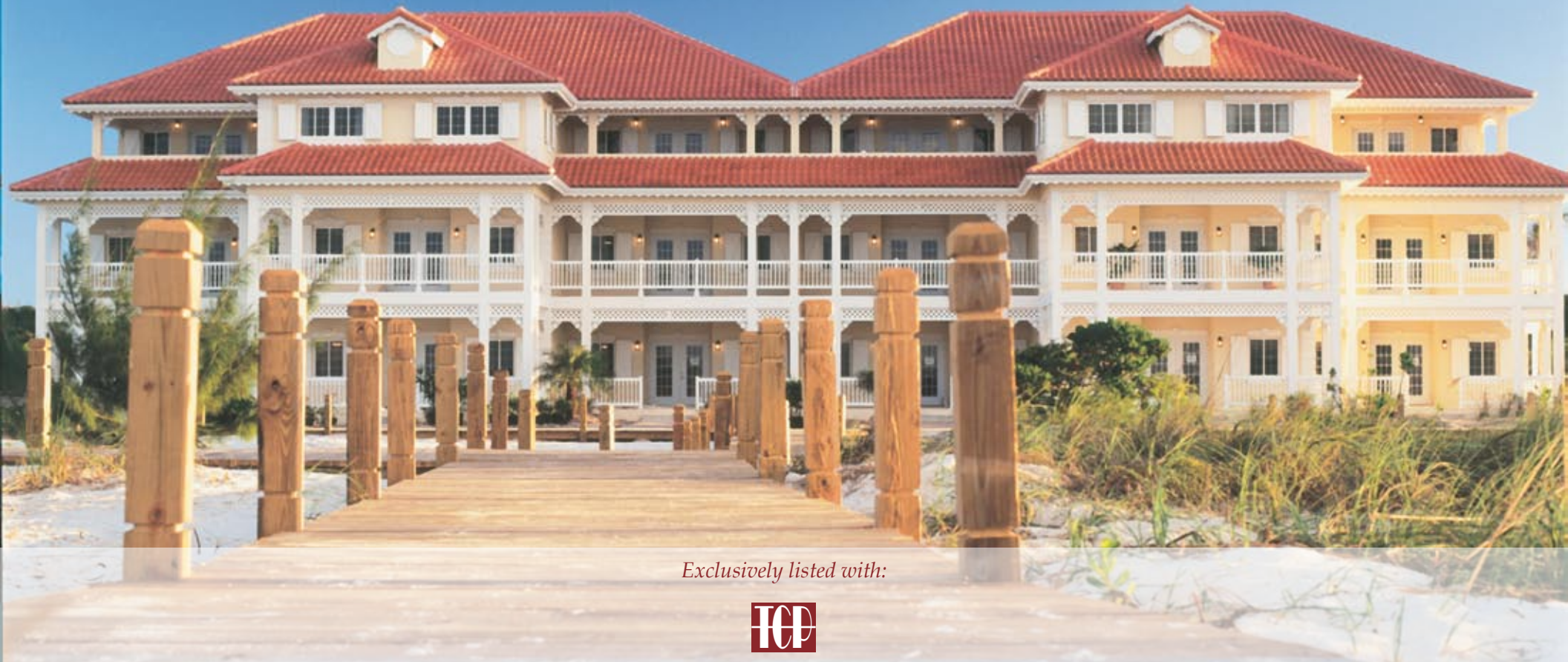


Turks & Caicos Club

21 Suite Luxury Hotel on Grace Bay Beach

Price Reduced to US\$7,900,000

Call Bernadette Hunt ~ (649) 231-4029
Bernadette@TurksAndCaicosProperty.com



Exclusively listed with:



TURKS & CAICOS PROPERTY

Suite 103, Ocean West Club Plaza, Grace Bay Road & Ocean Club West reception

T ~ (649) 941-3361 | Fax ~ (649) 946-5609 | TurksAndCaicosProperty.com | TurksAndCaicosRealty.com

An established beachfront resort consistently earning rave reviews...



Recommended Property 2009 & 2010 ~ Condé Nast Johansens Award for Excellence

Leading Boutique Hotel Nominee ~ 2007 World Travel Awards

Premiere Editor's Find 2005 ~ Caribbean Travel & Life Magazine

One of the 50 most romantic hideaways ~ Travel & Leisure Magazine

"The resort, located next to the island's best snorkeling reef, offers a variety of activities designed to provide the ultimate island retreat with an extraordinary blend of relaxation and exploration opportunities"

~ The New Yorker 2003



TURKS & CAICOS PROPERTY

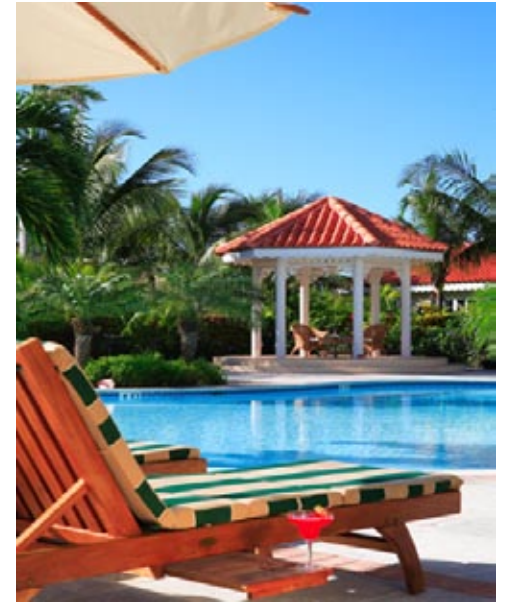
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A QUAIN T BOUTIQUE RESORT

Amenities include swimming pool and gazebo, gym & spa building, office & reception building, 2 bedroom manager's apartment, maintenance & storage building, parking areas and extensive landscaping - all impeccable maintained.

Exterior architecture is quaint and colonial in style, while suite interiors, with their full kitchens have a residential feel and a subtle African theme throughout.



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TURKS & CAICOS CLUB - REAL ESTATE SUMMARY



Title Number:		60812/20		Title:		Absolute	
Property size:		1.81 acres		Frontage on ocean:		177 feet	
Beachfront Building A:	12	one bedroom suites	Restaurant / bar	enclosed area	1,649	sq ft	
	4	two bedroom suites		covered seating	535	sq ft	
Poolside Building B:	3	one bedroom suites	bar	550	sq ft		
	2	two bedroom suites	Maintenance Bldg	902	sq ft		
	=====	21 suites	Gym / Spa	843	sq ft		
			Office	1,271	sq ft		
			Manager's flat	1,271	sq ft		
Residential floor area	26,111	sq ft	Ancillary Floor area:	7,021	sq ft		



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FINE DINING

Simba Restaurant (pictured right) is equipped to provide a fine dining experience on-site in an enchanting setting. The main seating area is glassed off and can be air-conditioned. The premises is not subject to any third party lease.



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ACTIVITIES

Apart from the beach and pool guests at Turks & Caicos Club enjoy a multitude of facilities and amenities. The resort has a well-equipped, air-conditioned gym (pictured center right) and has sailing, kayaking, wind-surfing and snorkeling equipment to enhance visitor experience. The Provo Golf Course (main picture) is just minutes away and activities such as horseback riding and scuba diving are easily arranged.



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ACCESSIBILITY

- 75 mins from Miami
- 3 hrs from Charlotte, NC
- 3 hrs from New York
- 3.5 hrs from Boston.

Direct flights on multiple carriers from the U.S., United Kingdom, Canada, the Bahamas, Jamaica, the Dominican Republic and Haiti.

THE ULTIMATE LOCATION

Recognized as a luxury vacation destination the Turks & Caicos Islands are surrounded by incredible white sand beaches and enjoy radiant sunshine an average of 350 days per year. The island nation is a stable British Protectorate which still retains its colonial charm and conveniently uses the US dollar as currency. Providenciales (or "Provo") is the center of tourism and commerce. Provo is recognized internationally as having the best beach in the world in the 12 mile sweep of Grace Bay, where visitors and residents can enjoy world class shopping and dining. Provo is fast becoming a top international destination for luxury lifestyles and Grace Bay beach is the ultimate resort location in the islands.



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