Real Estate Offering

Reef Residences – An intimate island retreat on Grace Bay

Discover a pristine island paradise. With its white sand beaches, crystal clear turquoise waters and unsurpassed recreational opportunities, the island of Providenciales in the Turks and Caicos is truly a tropical paradise.

A place where the warmth, gentleness and openness of the people of the island is legendary. A place that unites all luxuries of a world-class destination with the natural splendors of sun, sand and sea. A place where you'll find picturesque settlements, renowned diving and sailing, an 18-hole championship golf course and a way of life in harmony with the rhythms of the natural world.

A British dependent territory, the Turks and Caicos Islands is a tax-free environment that is fast becoming one of the leading destinations in the Caribbean. The country is known for its economic and political stability, financial confidentiality, and status as a secure offshore financial services center. English is the official language and the US dollar is the standard currency. The islands also boast a well-established infrastructure and advanced telecommunications capabilities.

The Turks & Caicos and Providenciales airport is 506 miles from Miami, Florida, with flying time of about 80 minutes. There are direct fights from New York, Atlanta, Charlotte; Toronto, Canada; London, England; and Nassau.

Intimate and elegant, the Reef Residences is a condominium project located within a cul-de-sac at the end of the Stubbs Road and just steps away from Grace Bay Beach, ranked the Best Beach in the World by Condé Nast Traveler. A short stroll from your doorstep you'll find one of the Caribbeans finest coral reefs – teeming with the vibrant hues of coral, tropical fish and marine life – and the best snorkeling on the island.

The 24 two-level Bermuda-style residences embrace the charm of the islands. At the center of the three buildings is a free-form pool and whirlpool Jacuzzi. The tranquil atmosphere includes lavish landscaping of fragrant frangipani, hibiscus, brilliant bougainvillea and palms.

This is a place to relax and enjoy all life has to offer. The living room and bedroom of each lower level suite open onto an expansive private courtyard surrounded by arched walls. Tropical gardens, water fountains and a private ornamental gate make these courtyards your own private oasis. The balconies of the upper level suites overlook the lush tropical gardens below. All suites come equipped with designer outdoor furniture, and the interiors are elegantly appointed with a harmonious blend of fine furniture and artworks depicting the fish and flora of the Turks and Caicos Island by well-known local artist Anna Borne.

All suites have fully equipped kitchens with stainless steel appliances, living rooms, dining area, bedroom with king-size bed and master bathroom. The lower level suites have a second bathroom with shower. Included features are air conditioning, ceiling fans, safe, telephone and wireless internet access, cable television, VCR and DVD players, hair dryers, and magnifying mirrors.

The same Developer, Architect and Project team were used in the development of Coral Gardens Resort which is diagonally adjacent to the Reef Residences. Associated Architects of the Turks and Caicos, a firm that has created outstanding residential and commercial designs for more than 20 years, was the obvious choice for their ability to blend cultural, climate and site details into attractive buildings. Projectech Construction Management & Services has proven to be the highest quality builder with their ability to anticipate and overcome the challenges of major construction projects on the islands. Projetech has built some of the finest developments in the Turks & Caicos, including the Ritz-Carlton on West Caicos.

A spa and fitness center featuring state-of-the-art health club equipment is located on site. All owners and guests are welcome to dine at the Beach Café which is located at Coral Gardens and owned by the developer.

Also, you have the comfort of knowing our experienced and highly skilled resort team will expertly manage the Reef Residences. Sign up for our rental program.

To find out more about this unique opportunity to own a unit in the Reef Residences, please call 604 269 0033 or toll free 1 800 532 8536. There has never been a better time to own a piece of paradise in the "Beautiful by Nature" Turks & Caicos Islands, British West Indies.

Floorplans & Specifications

All suites equipped with designer outdoor furniture and the interiors are elegantly appointed with a harmonious blend of fine furniture and artwork depicting the fish and flora of the Turks & Caicos Islands by well-known local artist Anna Borne.

- All suites have fully equipped kitchens with stainless steal appliances.
- Bedrooms have king size bed and living rooms have queen-size sofa bed.

- Included features are air conditioning, ceiling fans, safe, telephone and wireless internet access, cable television, vcr and dvd players, hair dryers, and magnifying mirrors.

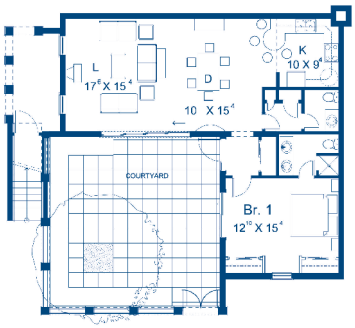
- Free-form swimming pool with whirlpool Jacuzzi
- Spa and fitness center featuring state-of-the-art health club equipment
- Owners and Guests are welcome to dine at the Beach Café at Coral Gardens which is owned by the developer
- Lavish Landscaping of tropical flowers and palms

Building Specifications

- 3 Two-Level Bermuda-style Residences
- 8 Suites per Building
- Concrete block with reinforced concrete
- Reinforced concrete slabs
- Ceramic tile floors
- Roof is timber with asphalt shingles
- Exterior finish is cement render painted
- Interior finish is drywall and cement render
- Ceilings are drywall and cement render
- Windows are single hung aluminum
- Plumbing Kohler
- Air Conditioning is split system

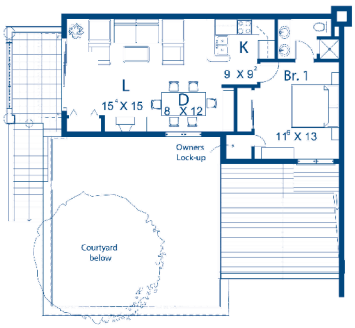
Ground Level One Bedroom
1547 sq.ft. including courtyard

The living room and bedroom of each lower level suite open onto an expansive private courtyard surrounded by arched walls. This suite has two bathrooms with showers. Tropical gardens, water fountains and a private ornamental gate make these courtyards your own private oasis.



Upper Level One Bedroom
725 sq.ft. including balcony

The balconies of the upper level suites overlook the lush tropical gardens below. Wide sliding glass windows open onto the balcony.



Upper Level Three Bedroom
One suite only – 1825 sq.ft.
including 2 balconies

The upper level three bedroom suite has three bathrooms, each with a shower. The master has a walk-in closet. One of the bedrooms has a private balcony. The large kitchen has a four-stool bar area and dining room.

Cost of Ownership

There has never been a better time to own a piece of paradise in the "Beautiful by Nature" Turks & Caicos Islands, British West Indies.

Immerse yourself in the Reef Residence Club experience:

One-Bedroom Upper Floor 725 sq.ft. including balcony	$ 299,000
One-Bedroom Ground Level 1547 sq.ft. including courtyard	$ 499,000
Three-Bedroom Upper Floor 1825 sq.ft. including balconies	$ 700,000

- Strata fees payable quarterly
- Financing available
- Prices may increase without notice
- We have a professional rental management company to rent your suite when you are not there

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LEGEND

0 10 20 30 40 50 100 FT

- A GATEHOUSE
- B PARKING
- C POOL + JACUZZI
- D SPA FITNESS CENTRE
- E LAUNDRY FACILITIES
- F BUILDING FIVE
  - LOWER 5101, 5102, 5103, 5104
  - UPPER 5201, 5202, 5203, 5204
- G BUILDING SIX
  - LOWER 6101, 6102, 6103, 6104
  - UPPER 6201, 6202, 6203, 6204
- H BUILDING SEVEN
  - LOWER 7101, 7102, 7103, 7104
  - UPPER 7201, 7202, 7203, 7204

REAL ESTATE INQUIRIES · TEL 1 800 532 8536 or 604 269 0033 · LEANNE@REEFRESIDENCE.COM · WWW.REEFRESIDENCES.COM · POST OFFICE BOX 281, PROVIDENCIALES, TURKS & CAICOS ISLANDS, BWI

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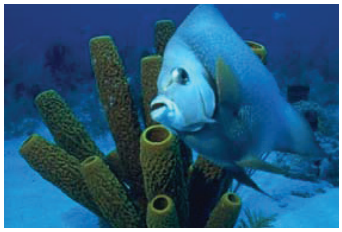

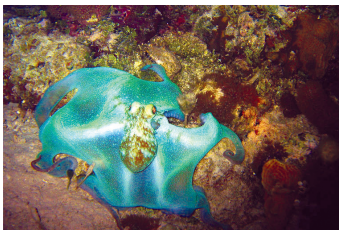

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