



FREQUENTLY ASKED QUESTIONS (FAQs)

Introducing Saphora Residences & Retail – A Contemporary Luxury Lifestyle Destination

1) Overview

Saphora is a refined, mixed-use residential and commercial development conceived with modern island living and lifestyle convenience in mind. Perfectly located in the lively epicentre of Grace Bay, Providenciales, this boutique enclave offers 44 upscale residences and a curated suite of amenities, including a stylish morning café, a signature fine-dining restaurant, and seven boutique retail spaces—blending sophistication and functionality in one of the Caribbean’s most sought-after destinations.

2) Prime Location

Strategically situated along the primary thoroughfare leading into Grace Bay, Saphora places residents mere minutes from world-renowned Grace Bay Beach. Surrounded by a collection of the island’s finest resorts, the development is ideally positioned for effortless access to premium shopping, gourmet dining, daily conveniences, and vibrant entertainment—truly embodying the essence of urban coastal living.

3) The Developer

Brought to market by RockFin Group—the visionary team also behind the anticipated Hilton LXR project—Saphora reflects the group’s reputation for high-end development. Under the leadership of Fio F. Mayil, a resident of Turks & Caicos for over a decade, the

team combines decades of international real estate and construction experience, ensuring the highest standards of quality and craftsmanship.

4) Construction Timeline

Construction of Saphora is already underway, with completion targeted for the fourth quarter of 2026.

5) Residential Options

The development comprises 44 exquisitely finished residences, including:

- 20 one-bedroom units
- 14 two-bedroom units
- 8 three-bedroom units
- 2 expansive four-bedroom penthouses

6) Commercial Offering

The ground floor commercial section features seven purpose-built retail units, offered on a lease-only basis. Anchoring this vibrant space will be a chic breakfast bistro and an elegant restaurant poised to become a culinary landmark for both residents and visitors.

7) Resident & Guest Amenities

Saphora offers an array of curated amenities to support a luxurious and relaxed lifestyle:

- On-site property management services
- Reception lobby with professional staff
- Swimming pool
- Fully equipped fitness centre
- Boutique retail outlets
- On-site dining including a bistro and upscale restaurant

8) What Distinguishes Saphora

With its blend of architectural elegance, comprehensive amenities, and exceptional location, Saphora is redefining the standard for luxury mixed-use living in the Turks and Caicos Islands. It is a destination where lifestyle, convenience, and investment opportunity converge seamlessly.

9) Management Program

A full-service management structure will be in place to ensure both owners and commercial tenants enjoy a seamless, turn-key experience. While participation in the rental program is optional, owners may also opt to manage their property independently.

10) Revenue Sharing

For those participating in the rental program, owners retain 75% of gross rental income, with 25% allocated to the management company.

11) Furnishings

Residences are delivered with a bespoke, professionally curated furniture package, representing approximately 10% of the purchase price. This comprehensive package includes all key furnishings, appliances, kitchenware, linens, window treatments, and a premium sound system.

12) Furniture Package Payment Terms

A 50% deposit is required upon completion of the [insert relevant floor] slab, with the balance due upon final delivery of the unit.

13) Investment Appeal

Saphora offers an exceptional opportunity for investors seeking both personal enjoyment and income potential. Its location, refined design, and in-house management solution make it a compelling investment in one of the Caribbean's most consistently high-performing real estate markets.

14) Ownership Guidelines

Buyers may enjoy unrestricted personal use of their property. However, should they choose to join the managed rental program, all bookings must be facilitated through the designated operator. The strata bylaws also establish maximum occupancy limits per unit type to ensure a comfortable residential environment:

15) Pet Policy

Pets are welcome with prior written approval from management, and all ownership must adhere to the regulatory framework for importing animals into the Turks and Caicos Islands.

16) Occupancy Guidelines

The development adheres to occupancy limits defined within its strata bylaws, prioritizing quality of life, safety, and building integrity for all residents.

Unit Type	Maximum Occupancy
One Bedroom	2 occupants
Two-Bedroom	4 occupants
Three-Bedroom	6 occupants
Four-Bedroom Penthouse	8 occupants

These limits are in place to ensure comfort, safety, and the overall quality of living within the development.

17) Strata Fees

Homeowners can expect annual strata fees of approximately \$9.40 USD per square foot, which includes hurricane insurance. Contents insurance is not included and would need to be arranged separately. Please note that all figures are preliminary estimates and subject to revision.

Why Invest in the Turks & Caicos Islands

1. Exceptional Connectivity

- Less than 90 minutes from Miami and just 3 hours from New York
- Numerous direct flights from North America and Europe

2. Private Jet Access

- Two world-class FBOs—Provo Air Center and Blue Heron—cater to private aviation

3. Political & Economic Stability

- TCI is a British Overseas Territory with a stable, business-friendly government
- Local governance complemented by oversight from the UK-appointed Governor

4. Legal & Financial Framework

- Based on English Common Law
- Reliable banking supported by Canadian financial institutions (RBC, Scotiabank, CIBC FCIB)

5. Language & Currency

- TCI is English-speaking
- Official currency: US Dollar

6. Tax Advantages

- No capital gains tax, inheritance tax, property tax, or corporate tax

7. Healthcare

- Modern facilities, including the well-equipped Cheshire Hall Medical Centre

8. Secure Property Ownership

- Freehold title available to foreign buyers
- Ownership can be held in a personal name, corporation, or trust

9. Climate & Natural Appeal

- Year-round sunshine, warm waters, and some of the clearest seas in the Caribbean
- Award-winning beaches frequently recognized by global travel authorities

10. Global Recognition

- TCI is consistently ranked among the world's top destinations by TripAdvisor and other prestigious bodies

Saphora Grace Bay Residences & Retail – a premier address for those seeking lifestyle, legacy, and return on investment.

Disclaimer:

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