



# SAPHORA

GRACE BAY

## 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 luxury enclave offers 44 upscale residences and a curated suite of amenities, including a stylish morning café and bistro, 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 Allegro Road 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 new Hilton luxury brand project AMARIS Grace Bay, LXR Residences—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 end 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 comprises ten purpose-built commercial units, nine of which are offered on a lease-only basis in shell-and-core condition. This dynamic level will be anchored by a chic breakfast bistro and an elegant destination restaurant, both set to become culinary landmarks for residents and visitors alike. The remaining seven units are designated for carefully curated retail and consumer-facing services. The tenth unit is occupied by the RockFIN Property Management Team, housed within their own dedicated on-site office.

## **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
- Reserved secure parking for condo residents
- 24/7 security

## **8) What Distinguishes Saphora**

Defined by architectural sophistication, an exceptional suite of amenities, generously proportioned residences, and a premier location, Saphora Grace Bay sets a new benchmark for luxury mixed-use living in the Turks and Caicos Islands. It is a destination where refined lifestyle, everyday convenience, and compelling investment opportunity converge effortlessly.

## **9) Management Program**

A full-service management structure is in place to provide both owners and commercial tenants with a seamless, turn-key experience. Residence owners enjoy unrestricted personal use of their property, and participation in the RockFIN Rental Programme is entirely optional.

Owners who elect to participate in the managed rental programme benefit from professional oversight, with all bookings coordinated exclusively through the designated operator. Further details are available upon request. Alternatively, owners may choose to manage and let their property independently.

## **10) Revenue Sharing**

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

## **11) Furniture and Furnishings Package**

RockFIN Group offers a bespoke furniture and furnishings package, such as beds, sofas, chairs, tables, and a premium sound system. This is an optional extra, with a 50% deposit required upon placing the order and the balance due upon final delivery of the unit. Enquire with us for more details.

## **12) 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.

## **13) Ownership Guidelines**

All proprietors, residents, and guests at Saphora Grace Bay are required to follow the Strata bylaws, which govern the use of the building, common areas, and shared amenities. These bylaws cover important aspects such as parking, renovations, noise, occupancy limits, and the use of communal facilities. A copy of Saphora's Strata bylaws is available upon request.

## **14) 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.

## **15) Occupancy Guidelines**

The development adheres to occupancy limits defined within its strata bylaws, prioritizing quality of life, safety, and building integrity for all residents. These limits are in place to ensure comfort, safety, and the overall quality of living within the development.

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

## **16) Strata Fees**

Homeowners contribute annual strata fees that support the seamless management, upkeep, and insurance of the building, ensuring that all common areas and amenities remain in pristine condition. This includes hurricane coverage for the building itself. Contents insurance is not included and should be arranged separately. The fees are designed to preserve both the value of your investment and the effortless, turn-key experience of life at Saphora Grace Bay. More details are available upon request.

## **10 Reasons to 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:***

*The information provided in this FAQ is for general informational purposes only and is subject to change without notice. While every effort has been made to ensure accuracy, no representations, or warranties, express or implied, are made regarding the completeness, reliability, or suitability of the information. Buyers and investors are encouraged to conduct their own due diligence and consult with legal, financial, and real estate professionals before making any decisions. The developer, management company, real estate agent, and associated parties assume no liability for any errors, omissions, or discrepancies in this document.*