



SAPHORA

GRACE BAY

An aerial photograph of Grace Bay, showing the long, white sandy beach and the turquoise waters of the Caribbean Sea. The sky is a vibrant blue with scattered white clouds. The text "DISCOVER SAPHORA GRACE BAY" is overlaid in the upper right quadrant of the image.

DISCOVER SAPHORA GRACE BAY

TCI'S MOST ALLURING NEW GEM

An aerial photograph of a tropical coastal area. The foreground is dominated by a bright turquoise sea. A long, white, sandy beach curves along the coastline. The land behind the beach is a mix of dense green vegetation and clusters of buildings, including several large, modern-looking resort complexes with multiple stories and blue roofs. The sky above is a clear, vibrant blue with a few wispy white clouds.



THE RITZ-CARLTON

proiectech

WELCOME TO SAPHORA GRACE BAY

A destination where lifestyle, convenience, and investment opportunity converge seamlessly.



Perfectly positioned in the lively epicenter of Grace Bay, Providenciales, just moments from the world-famous Grace Bay Beach and its sparkling turquoise waters, this mixed-use development combines upscale residences with a curated suite of amenities, blending sophistication and functionality in one of the Caribbean's most sought-after destinations.



SAPHORA
Grace Bay
BY ROUAF GROUP



MODERN ISLAND LIVING REDEFINED

Designed with both style and functionality in mind, Saphora's contemporary architecture makes a bold and elegant statement. From the moment you arrive, you'll notice the meticulous attention to detail — the thoughtfully curated landscaping and sleek, modern lines of the building, and outstanding onsite amenities that include an exquisite fine dining restaurant, charming morning café, and boutique shops that will enrich your stay with luxury and distinction.





EXCLUSIVE LUXURY DEVELOPMENT

Each residential unit is crafted with high-end finishes, clean open-concept layouts, and quality materials that reflect understated island sophistication. Whether you're seeking a personal retreat or a smart investment property, Saphora delivers comfort, design, and value in equal measure.

ELEVATED DESIGN

The residences, comprising of one, two, three bedroom apartments and two penthouse suites, seamlessly blend European-inspired contemporary architecture with chic, stylish interiors. The spacious layouts and timeless neutral palette of warm earth tones create a calm and inspiring living space. The floor-to-ceiling windows allow for ample natural light and the extended private balconies offer fantastic views of the stunning landscape.







SAPHORA
Grace Bay

BY ROCKFIN GROUP



LUXURY RESIDENCES

Featuring **44** contemporary residences

Unit Type	# Available
1 Bedroom	20
2 Bedroom	14
3 Bedroom	8
4 Bedroom	2

COMMERCIAL UNITS

Commercial Type	# Available
Retail Store	5
Restaurant	2
Cafe	1
Gym	1
Management Office	1

The commercial units offer a prime opportunity for boutique businesses and wellness concepts that cater to a high-end, walkable clientele in one of the most desirable areas in Providenciales, Turks and Caicos Islands.









A RARE GEM

Brought to you by RockFIN Group, Saphora Grace Bay blends modern island living with timeless Caribbean charm. This is not just a place to live—it's a lifestyle choice, a legacy investment, and a unique chance to be part of the most vibrant district in the Turks and Caicos Islands.

INVESTMENT OPPORTUNITY

Here are six excellent reasons to invest in Saphora Grace Bay – the new jewel of Provo living:

- ✓ Close to the best beaches, shops, restaurants, airport, medical centre, and schools
- ✓ Large condo sizes and lockout feature that make the units ideal for rentals
- ✓ A safe, walkable area with 24/7 security presence and low crime rate
- ✓ High rental returns for vacation homes and short-term rentals
- ✓ Combining luxury with a community vibe—rare for the Caribbean
- ✓ A property ownership model that allows buyers to retain full control of their condos all year round.

** Before making any investment decisions, it is always best to seek independent advice from qualified professionals, whether an independent financial adviser, a lawyer, or an international tax adviser, who will be able to provide you with critical information about the risks of any investment, as well as local property laws and ownership rights, and the tax implications in your home country and TCI.*



CONSTRUCTION UNDERWAY

Construction is already underway at Saphora Grace Bay. The 5-storey mixed-use development, which has 44 contemporary residences and nine commercial units, is set to complete at the end of 2026.









INNOVATIVE LOCKOUT DESIGN

Saphora's innovative condo design has investors in mind: each unit with two or more bedrooms has a lockout (also called lockoff) feature, with its own private access and double doors connecting to the rest of the condo to ensure maximum privacy when both parts of the unit are occupied. The lockout enhances the property's value, with owners able to choose to let either part or all of their unit.

FEATURES

Every aspect of Saphora Grace Bay has been meticulously considered, with both the residences and the building as a whole constructed to the highest specifications and distinguished by its premium selection of amenities, aesthetics and features:

- ✓ Open-concept living area
- ✓ GE & Kohler appliances
- ✓ Fitness Centre
- ✓ Boutique Shops
- ✓ 24/7 Security
- ✓ Bespoke furniture and furnishings*
- ✓ Granite Countertops
- ✓ A/C System
- ✓ Swimming Pool
- ✓ Gourmet Cousine
- ✓ Custom cabinetry ft. soft closing hinges
- ✓ Balcony
- ✓ Floor to ceiling windows
- ✓ on demand hot water
- ✓ Wired for high-speed internet
- ✓ Reserved secure parking for each condo

**The purchase price of each condo includes all the of above listed features except for bespoke furniture and furnishings, which are an optional extra. Those wishing to participate in the RockFIN rental programme are required to obtain the furniture package from the vendor.*







GRACE BAY

TURKS & C

C O S





LOCATION

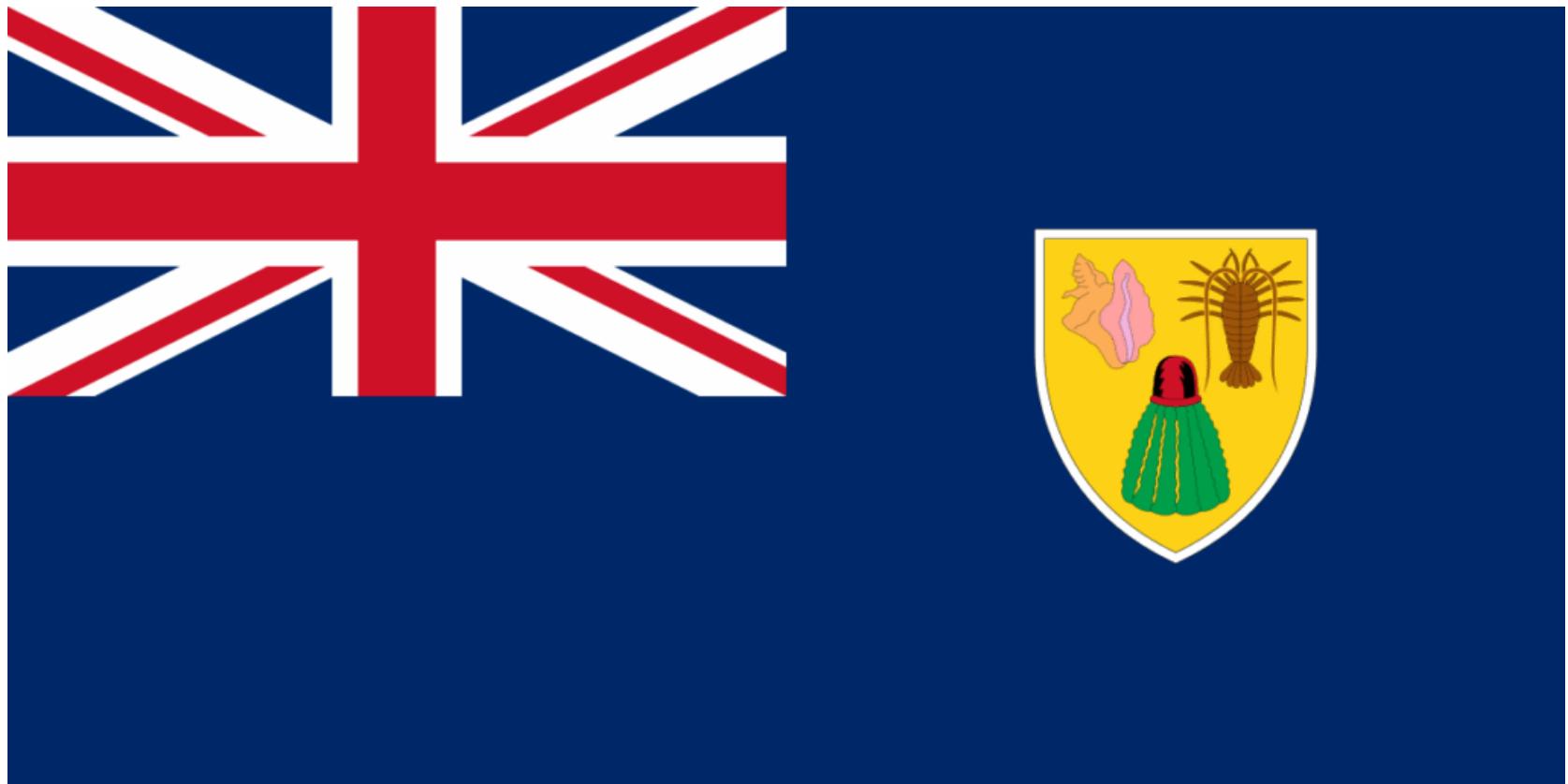
Saphora Grace Bay is on Allegro Road, which has a new retail plaza, Grace Bay Marketplace, with an indoor & outdoor play areas for kids, family cafés and gelato spots, restaurants, boutique shops, wellness and other essential services. Opposite us is the Grace Bay Medical Centre – the top choice for locals and expats alike – with two pharmacies, a veterinary clinic, car and bike hire, and other local amenities all nearby.

It's easy to live car-free here, especially for short-term visitors and seasonal residents. The area is pedestrian and cyclist friendly, with sidewalks, beachfront paths, and paved walkways making it easy to reach popular places.

ZERO TAX JURISDICTION

One of the major benefits of investing in the TCI is that, as a British Overseas Territory, it is governed by British Common Law, creating a strong, stable and well-regulated environment for the property market to operate. There are no restrictions on property ownership for foreign nationals in the TCI, nor are there any time restrictions on the length of ownership.

The TCI is also a zero tax jurisdiction, meaning residents and investors do not have to pay income tax on their earnings, nor any inheritance or capital gains tax on profits made from the sale of assets such as real estate, stocks, or other investments. However, a one-time stamp duty is imposed at the time of purchase of a new property.







1 BEDROOM CONDOS

Our bright, modern 1-bedroom condos offer the perfect blend of comfort and convenience. Each unit is designed with an open-concept layout and terrace. There's an integrated kitchen, stylish bedroom and bathroom, and chic, contemporary aesthetic throughout.



Starting from
1049 SQFT



1 Bedroom



1 Kitchen



1 Bathroom



1 BEDROOM

TYPE 1

GROSS SELLABLE AREA

Gross Internal Area: 937.32 sqft / 87.08 sqm

Gross External Area: 184.39 sqft / 17.13 sqm

Gross Total Area: 1121.71 sqft / 104.21 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 467.68 sqft / 43.45 sqm

02 Bedroom: 233.77 sqft / 21.71 sqm

03 Storage: 38.52 sqft / 3.58 sqm

04 Bathroom: 56.79 sqft / 5.28 sqm

05 Terrace: 163.92 sqft / 15.23 sqm

TOTAL

6 of 44 Residences



1 BEDROOM TYPE 3

GROSS SELLABLE AREA

Gross Internal Area: 839.15 sqft / 77.96 sqm

Gross External Area: 350.15 sqft / 32.53 sqm

Gross Total Area: 1189.30 sqft / 110.49 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 427.67 sqft / 39.73 sqm

02 Bedroom: 191.30 sqft / 17.77 sqm

03 Storage: 21.86 sqft / 2.03 sqm

04 Bathroom: 54.04 sqft / 5.02 sqm

05 Terrace: 311.34 sqft / 28.92 sqm

TOTAL

4 of 44 Residences



1 BEDROOM TYPE 2

GROSS SELLABLE AREA

Gross Internal Area: 1156.26 sqft / 107.42 sqm

Gross External Area: 184.39 sqft / 17.13 sqm

Gross Total Area: 1340.64 sqft / 124.55 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 578.09 sqft / 53.71 sqm

02 Bedroom: 302.40 sqft / 28.09 sqm

03 Storage: 56.07 sqft / 5.21 sqm

04 Bathroom: 55.54 sqft / 5.16 sqm

05 Terrace: 163.92 sqft / 15.23 sqm

TOTAL

6 of 44 Residences



1 BEDROOM TYPE 2A

GROSS SELLABLE AREA

Gross Internal Area: 1156.26 sqft / 107.42 sqm

Gross External Area: 184.39 sqft / 17.13 sqm

Gross Total Area: 1340.64 sqft / 124.55 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 578.09 sqft / 53.71 sqm

02 Bedroom: 302.40 sqft / 28.09 sqm

03 Storage: 56.07 sqft / 5.21 sqm

04 Bathroom: 55.54 sqft / 5.16 sqm

05 Terrace: 163.92 sqft / 15.23 sqm

TOTAL

4 of 44 Residences





2 BEDROOM CONDOS

Our charming 2-bed condos boast an innovative design, including secure lock-off, making them ideal holiday home investments. Each unit incorporates an open-concept contemporary layout with spacious living area and terrace, integrated kitchen, and elegant bedrooms and bathrooms.



Starting from
1726 SQFT



2 Bedroom



1 Kitchen



2 Bathroom



2 BEDROOM TYPE 1 (1 Lockout)

GROSS SELLABLE AREA

Gross Internal Area: 1435.47 sqft / 133.36 sqm

Gross External Area: 279.22 sqft / 25.94 sqm

Gross Total Area: 1714.69 sqft / 159.30 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 483.92 sqft / 44.96 sqm

02 Bedroom 1: 231.02 sqft / 21.46 sqm

03 Bathroom 1: 53.08 sqft / 4.93 sqm

04 Hallway: 23.26 sqft / 2.16 sqm

05 Bedroom 2 (LO): 327.57 sqft / 30.43 sqm

06 Bathroom (LO): 56.79 sqft / 5.28 sqm

07 Storage: 38.52 sqft / 3.58 sqm

08 Terrace: 248.19 sqft / 23.06 sqm

TOTAL

4 of 44 Residences



2 BEDROOM TYPE 1A (1 Lockout)

GROSS SELLABLE AREA

Gross Internal Area: 1443.22 sqft / 134.08 sqm

Gross External Area: 284.92 sqft / 26.47 sqm

Gross Total Area: 1728.14 sqft / 160.55 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 487.60 sqft / 45.30 sqm

02 Bedroom 1: 235.77 sqft / 21.90 sqm

03 Bathroom 1: 53.08 sqft / 4.93 sqm

04 Hallway: 24.37 sqft / 2.26 sqm

05 Bedroom 2 (LO): 316.11 sqft / 29.37 sqm

06 Bathroom 2 (LO): 56.79 sqft / 5.28 sqm

07 Storage: 38.52 sqft / 3.58 sqm

08 Terrace: 253.20 sqft / 23.52 sqm

TOTAL

4 of 44 Residences



2 BEDROOM

TYPE 2 (1 Lockout)

GROSS SELLABLE AREA

Gross Internal Area: 1432.46 sqft / 133.08 sqm

Gross External Area: 610.53 sqft / 56.72 sqm

Gross Total Area: 2042.99 sqft / 189.80 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 533.35 sqft / 49.55 sqm

02 Bedroom 1: 196.11 sqft / 18.22 sqm

03 Bathroom 1: 48.67 sqft / 4.52 sqm

04 Hallway: 27.35 sqft / 2.54 sqm

05 Bedroom 2 (LO): 287.31 sqft / 26.69 sqm

06 Bathroom 2 (LO): 54.05 sqft / 5.02 sqm

07 Storage: 24.11 sqft / 2.24 sqm

08 Terrace: 538.17 sqft / 50.00 sqm

TOTAL

4 of 44 Residences



2 BEDROOM

TYPE 3 (1 Lockout)

GROSS SELLABLE AREA

Gross Internal Area: 2093.58 sqft / 194.50 sqm

Gross External Area: 368.77 sqft / 34.26 sqm

Gross Total Area: 2462.35 sqft / 228.76 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 793.93 sqft / 73.76 sqm

02 Bedroom 1: 246.11 sqft / 22.86 sqm

03 Bathroom 1: 56.34 sqft / 5.23 sqm

04 Studio (LO): 564.71 sqft / 52.46 sqm

05 Bathroom (LO): 55.54 sqft / 5.16 sqm

06 Storage: 74.62 sqft / 6.93 sqm

07 Terrace: 163.92 sqft / 15.23 sqm

TOTAL

2 of 44 Residences





3 BEDROOM CONDOS

Our sophisticated 3-bed residences blend timeless elegance with modern luxury in the heart of Grace Bay. Each unit has an open-concept layout, lockout feature, as well as generous living space, an extended kitchen, and chic, contemporary features in every room, while the floor-to-ceiling windows ensure an abundance of natural light.



Starting from
2766 SQFT



3 Bedroom



1 Kitchen



3 Bathroom



3 BEDROOM TYPE 1 (2 Lockout)

GROSS SELLABLE AREA

Gross Internal Area: 2176.03 sqft / 202.16 sqm

Gross External Area: 1146.03 sqft / 106.47 sqm

Gross Total Area: 3322.06 sqft / 308.63 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 674.70 sqft / 62.68 sqm

02 Bedroom 1: 216.87 sqft / 20.15 sqm

03 Bathroom 1: 50.65 sqft / 4.71 sqm

04 Hallway: 23.48 sqft / 2.18 sqm

05 Bedroom 2 (LO 1): 379.83 sqft / 35.29 sqm

06 Bathroom 2 (LO 1): 55.92 sqft / 5.19 sqm

07 Storage: 38.52 sqft / 3.58 sqm

08 Bedroom 3 (LO 2): 331.85 sqft / 30.83 sqm

09 Bathroom 3 (LO 2): 49.91 sqft / 4.64 sqm

10 Terraces: 1181.02 sqft / 109.72 sqm

TOTAL

4 of 44 Residences



3 BEDROOM

TYPE 2 (2 Lockout)

GROSS SELLABLE AREA

Gross Internal Area: 2020.71 sqft / 183.73 sqm

Gross External Area: 712.35 sqft / 66.18 sqm

Gross Total Area: 2690.00 sqft / 249.91 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 623.06 sqft / 57.88 sqm

02 Bedroom 1: 249.01 sqft / 23.13 sqm

03 Bathroom 1: 53.38 sqft / 4.96 sqm

04 Hallway: 23.57 sqft / 2.19 sqm

05 Bedroom 2 (LO 1): 346.62 sqft / 32.20 sqm

06 Bathroom 2 (LO 1): 59.10 sqft / 5.49 sqm

07 Storage: 37.32 sqft / 3.47 sqm

08 Bedroom 3 (LO 2): 258.33 sqft / 24.05 sqm

09 Bathroom 3 (LO 2): 51.31 sqft / 4.77 sqm

10 Terrace: 628.90 sqft / 58.43 sqm

TOTAL

1 of 44 Residences





4 BEDROOM PENTHOUSE

Our dreamy penthouse suites with private elevator and rooftop pool offer the very best in refined living. Each apartment boasts over 5,500 sq ft of open-plan luxury living space, with floor-to-ceiling windows, and terraces from which to enjoy stunning views. Each room has been carefully curated to create an exceptional environment to relax and rejuvenate.



Starting from
8809 SQFT



4 Bedroom



1 Kitchen



4 Bathroom





4 BEDROOM TYPE 1 (3 Lockout)

GROSS SELLABLE AREA

Gross Internal Area: 4037.97 sqft / 375.14 sqm

Gross External Area: 4697.47 sqft / 436.41 sqm

Gross Total Area: 8735.44 sqft / 811.55 sqm

ROOM SCHEDULE

01 Living Room & Kitchen: 1360.29 sqft / 126.38 sqm

02 WC: 39.26 sqft / 3.65 sqm

03 Entrance: 140.96 sqft / 13.10 sqm

04 Bedroom 1: 317.62 sqft / 29.51 sqm

05 Bathroom 1: 56.80 sqft / 5.28 sqm

06 Hallway: 144.04 sqft / 13.38 sqm

07 Bedroom 2 (LO 1): 361.96 sqft / 33.63 sqm

08 Bathroom 2 (LO 1): 144.25 sqft / 13.40 sqm

09 Laundry: 64.76 sqft / 6.02 sqm

10 Bedroom 3 (LO 2): 349.46 sqft / 32.47 sqm

11 Bathroom 3 (LO 2): 60.76 sqft / 5.64 sqm

12 Bedroom 4 (LO 3): 327.77 sqft / 30.45 sqm

13 Bathroom 4 (LO 3): 56.69 sqft / 5.27 sqm

14 Terrace: 4697.47 sqft / 436.41 sqm

TOTAL

1 of 44 Residences



4 BEDROOM

TYPE 2 (3 Lockout)

GROSS SELLABLE AREA

Gross Internal Area: 4307.28 sqft / 400.16 sqm

Gross External Area: 4558.83 sqft / 432.53 sqm

Gross Total Area: 8866.11 sqft / 823.69 sqm

ROOM SCHEDULE

- 01 Living Room & Kitchen: 1494.40 sqft / 138.83 sqm
- 02 Entrance: 239.28 sqft / 22.23 sqm
- 03 Bedroom 1: 319.63 sqft / 29.70 sqm
- 04 Bathroom 1: 143.82 sqft / 13.36 sqm
- 05 Dressing Room: 103.54 sqft / 9.62 sqm
- 07 WC: 21.28 sqft / 1.98 sqm
- 06 Laundry Room / Storage: 85.45 sqft / 8.12 sqm
- 08 Bedroom 2 (LO 1): 266.07 sqft / 24.72 sqm
- 09 Bathroom 2 (LO 1): 60.05 sqft / 5.58 sqm
- 10 Storage 2 (LO 1): 39.99 sqft / 3.71 sqm
- 11 Bedroom 3 (LO 2): 260.62 sqft / 24.21 sqm
- 12 Bathroom 3 (LO 2): 52.61 sqft / 4.89 sqm
- 13 Storage 3 (LO 2): 34.23 sqft / 3.18 sqm
- 14 Bedroom 4 (LO 3): 499.00 sqft / 46.36 sqm
- 15 Bathroom 4 (LO 3): 52.61 sqft / 4.89 sqm
- 16 Storage 4 (LO 3): 33.81 sqft / 3.14 sqm
- 17 Terrace: 4558.83 sqft / 432.53 sqm

TOTAL

1 of 44 Residences







RESTAURANT





COMMERCIAL UNITS

The ground floor commercial section features nine 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.



5 Retail Stores



2 Restaurants

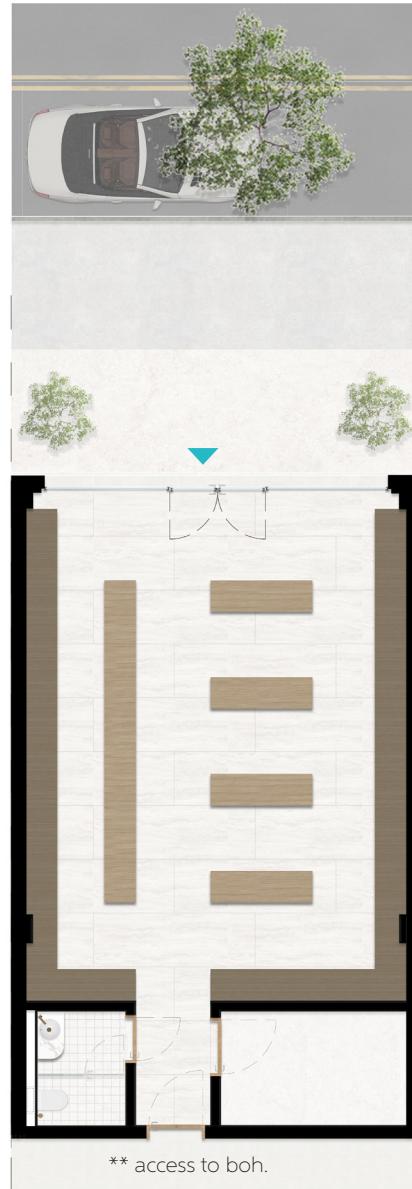


1 Cafe



1 Gym





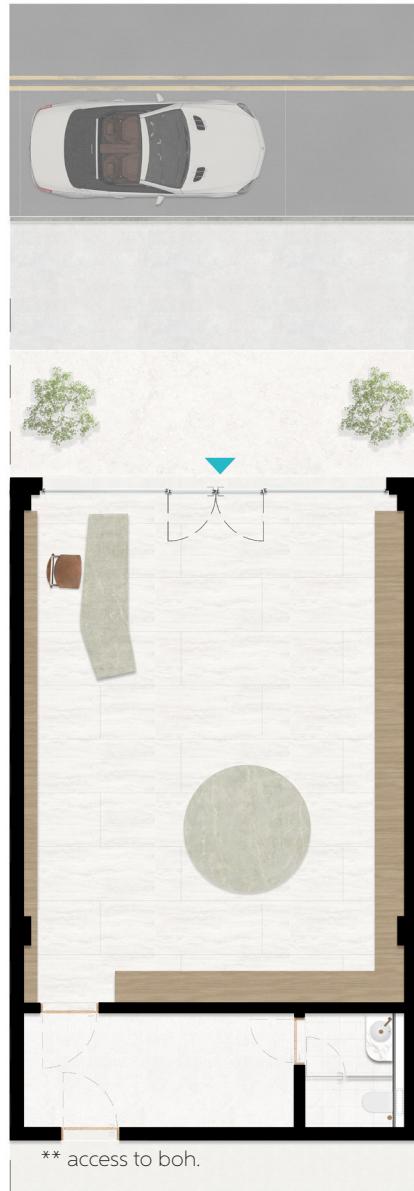
COMMERCIAL 002 PROPOSED RETAIL

GROSS SELLABLE AREA

Gross Internal Area: 1001.04 sqft / 93.00 sqm

Gross External Area: 184.17 sqft / 17.11 sqm

Gross Total Area: 1185.21 sqft / 110.11 sqm



COMMERCIAL 003 PROPOSED RETAIL

GROSS SELLABLE AREA

Gross Internal Area: 1001.04 sqft / 93.00 sqm

Gross External Area: 184.17 sqft / 17.11 sqm

Gross Total Area: 1185.21 sqft / 110.11 sqm



COMMERCIAL 004 PROPOSED RETAIL

GROSS SELLABLE AREA

Gross Internal Area: 2237.81 sqft / 207.90 sqm

Gross External Area: 305.37 sqft / 28.37 sqm

Gross Total Area: 2543.18 sqft / 236.27 sqm



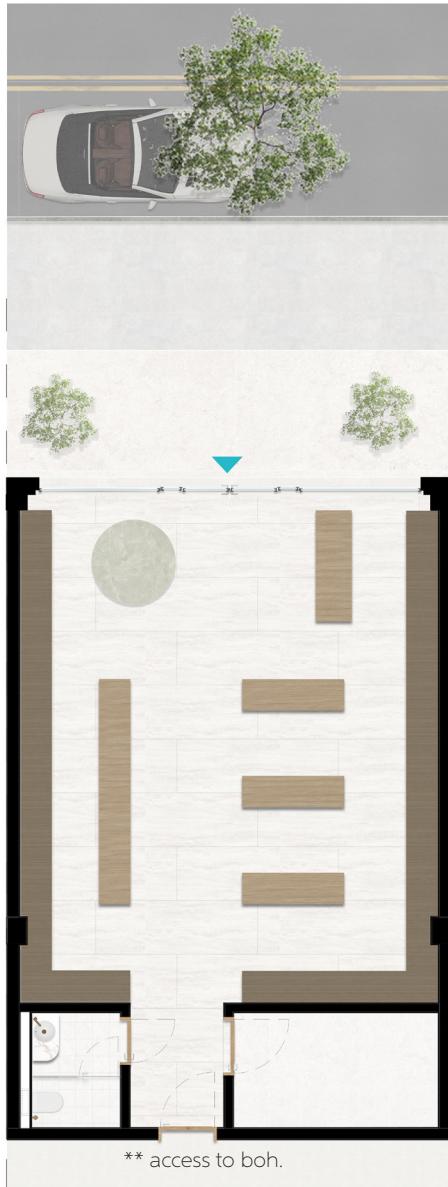
COMMERCIAL 007 PROPOSED RETAIL

GROSS SELLABLE AREA

Gross Internal Area: 1308.89 sqft / 121.60 sqm

Gross External Area: 184.17 sqft / 17.11 sqm

Gross Total Area: 1493.06 sqft / 138.71 sqm



COMMERCIAL 009

PROPOSED RETAIL

GROSS SELLABLE AREA

Gross Internal Area: 1097.27 sqft / 101.94 sqm

Gross External Area: 201.61 sqft / 18.73 sqm

Gross Total Area: 1298.88 sqft / 120.67 sqm



COMMERCIAL 001 PROPOSED CAFE & BISTRO

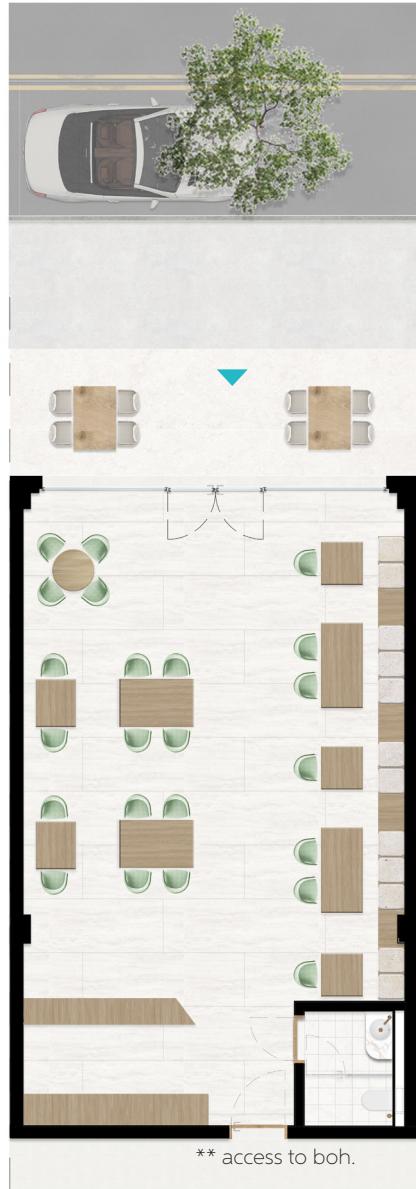
GROSS SELLABLE AREA

Gross Internal Area: 2866.43 sqft / 266.30 sqm

Gross External Area: 1525.68sqft / 141.74 sqm

Gross Total Area: 4392.11 sqft / 408.04 sqm





COMMERCIAL 008 PROPOSED RETAIL

GROSS SELLABLE AREA

Gross Internal Area: 1003.09 sqft / 93.19 sqm

Gross External Area: 184.17 sqft / 17.11 sqm

Gross Total Area: 1187.26 sqft / 110.30 sqm



COMMERCIAL 010 PROPOSED RESTAURANT

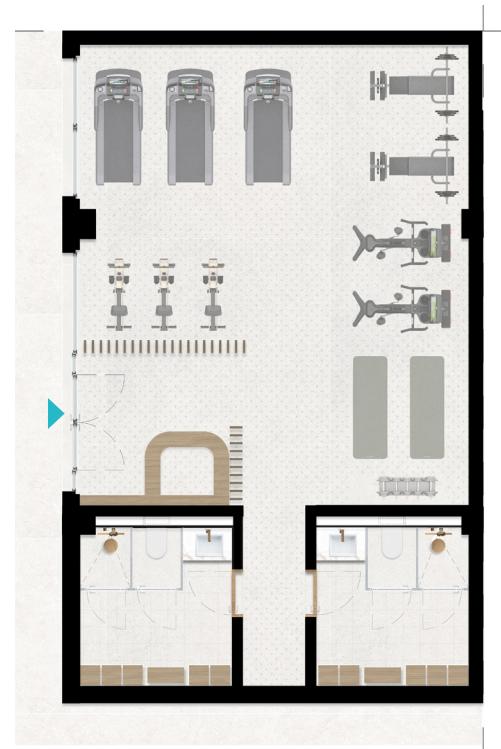
GROSS SELLABLE AREA

Gross Internal Area: 3130.47 sqft / 290.83 sqm

Gross External Area: 861.54 sqft / 80.04 sqm

Gross Total Area: 3992.01 sqft / 370.87 sqm





** not for sale.

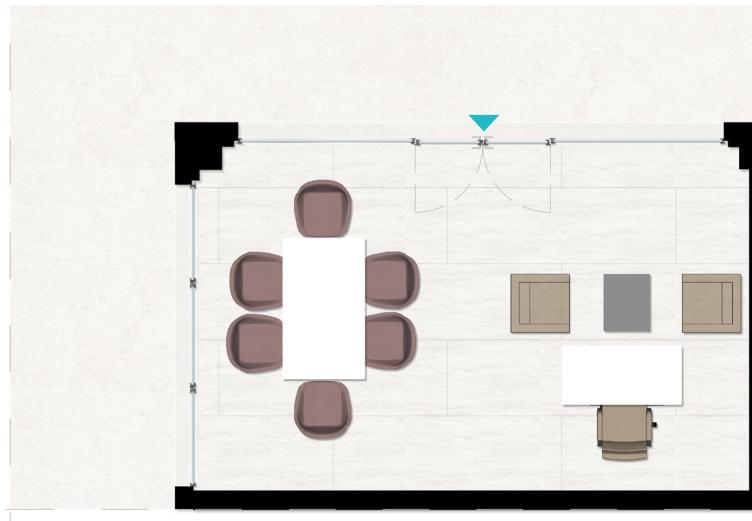
COMMERCIAL 006 PROPOSED GYM

GROSS AREA

Gross Internal Area: 1061.54 sqft / 98.62 sqm

Rockfin Management TCI L





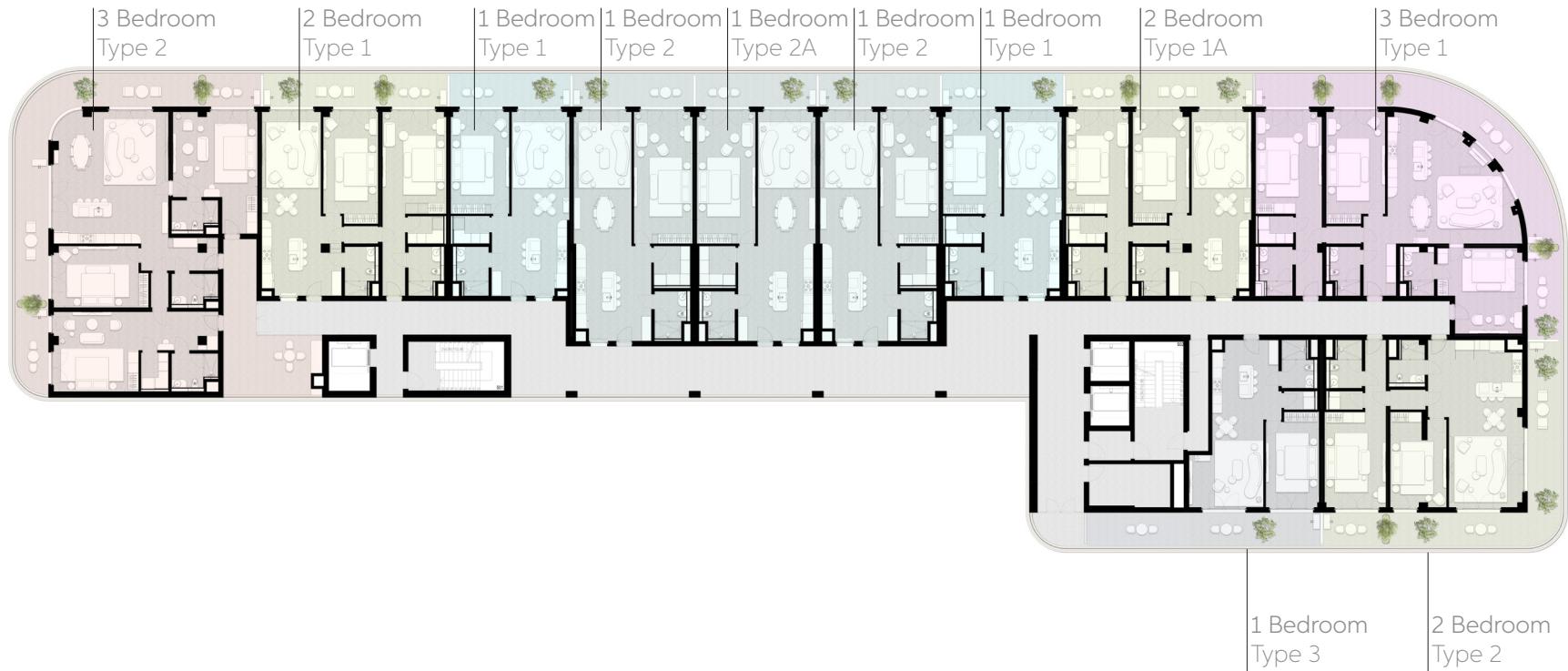
ROCKFIN MANAGEMENT OFFICE

** not for sale.



GROUND FLOOR PLAN

10 Commercial Spaces



FIRST / SECOND FLOOR PLAN

11 Apartments

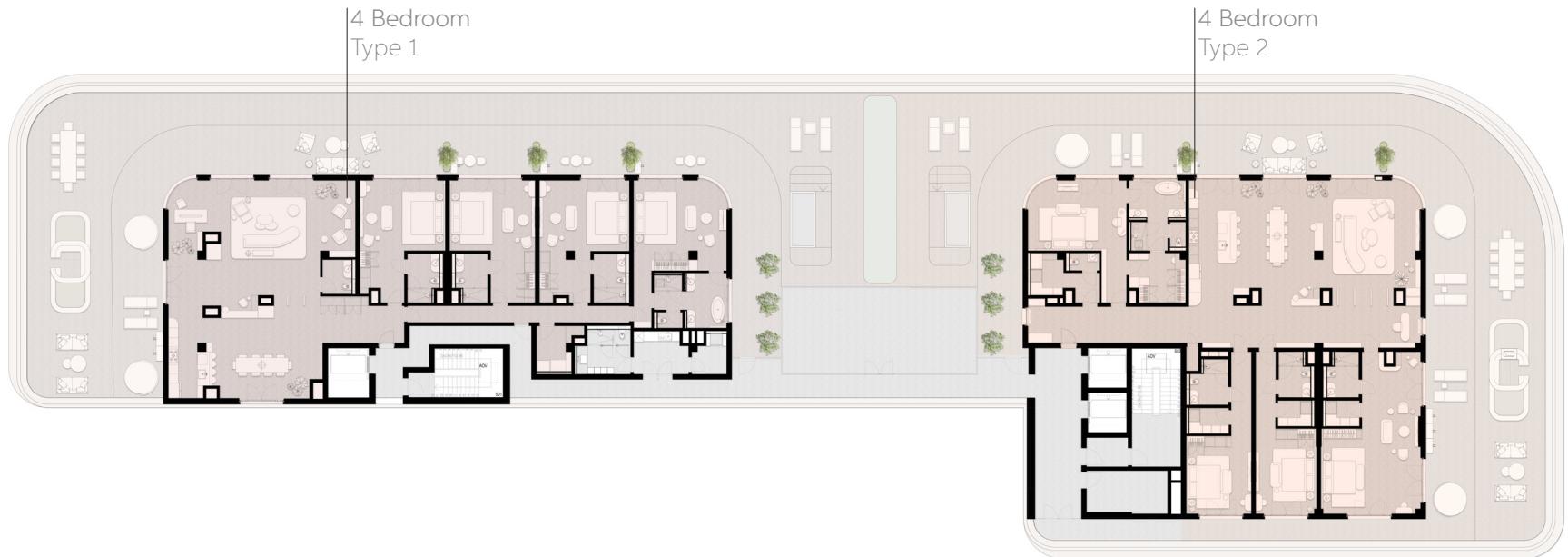
6x 1 Bedroom Apartments
 3x 2 Bedroom Apartments
 2x 3 Bedroom Apartments



THIRD / FOURTH FLOOR PLAN

10 Apartments

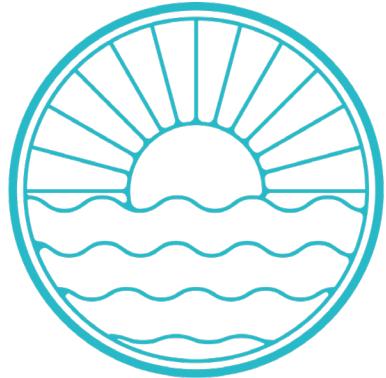
4x 1 Bedroom Apartments
4x 2 Bedroom Apartments
2x 3 Bedroom Apartments



ROOF FLOOR PLAN

2 Apartments

2x 4 Bedroom Apartments



SAPHORA

GRACE BAY

By RockFIN GROUP

TURKS & CAICOS ISLANDS