



SAPHORA

GRACE BAY

DISCOVER SAPHORA GRACE BAY



TCI'S MOST ALLURING NEW GEM





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

THE SAPHORA 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 ROCKLIN 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:

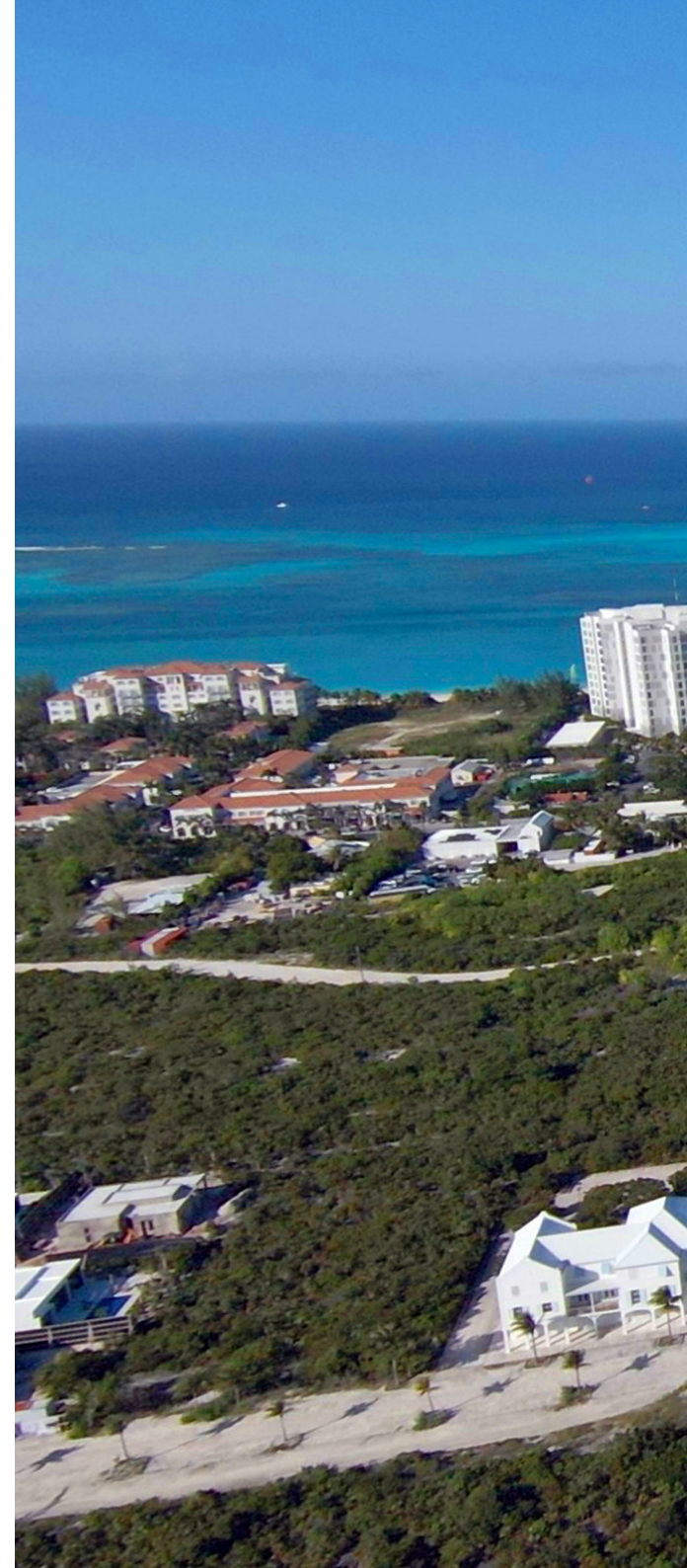
- ✓ Close to the best beaches, shops, restaurants, airport, medical centre, and schools
- ✓ Large condo sizes and lockout feature that make the units ideal for rentals
- ✓ A safe, walkable area with 24/7 security presence and low crime rate
- ✓ High rental returns for vacation homes and short-term rentals
- ✓ 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 | ✓ Granite Countertops | ✓ Balcony |
| ✓ GE & Kohler appliances | ✓ A/C System | ✓ Floor to ceiling windows |
| ✓ Fitness Centre | ✓ Swimming Pool | ✓ on demand hot water |
| ✓ Boutique Shops | ✓ Gourmet Cousine | ✓ Wired for high-speed internet |
| ✓ 24/7 Security | ✓ Custom cabinetry ft. soft closing hinges | ✓ Reserved secure parking for each condo |
| ✓ Bespoke furniture and furnishings* | | |

**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





LOCATION

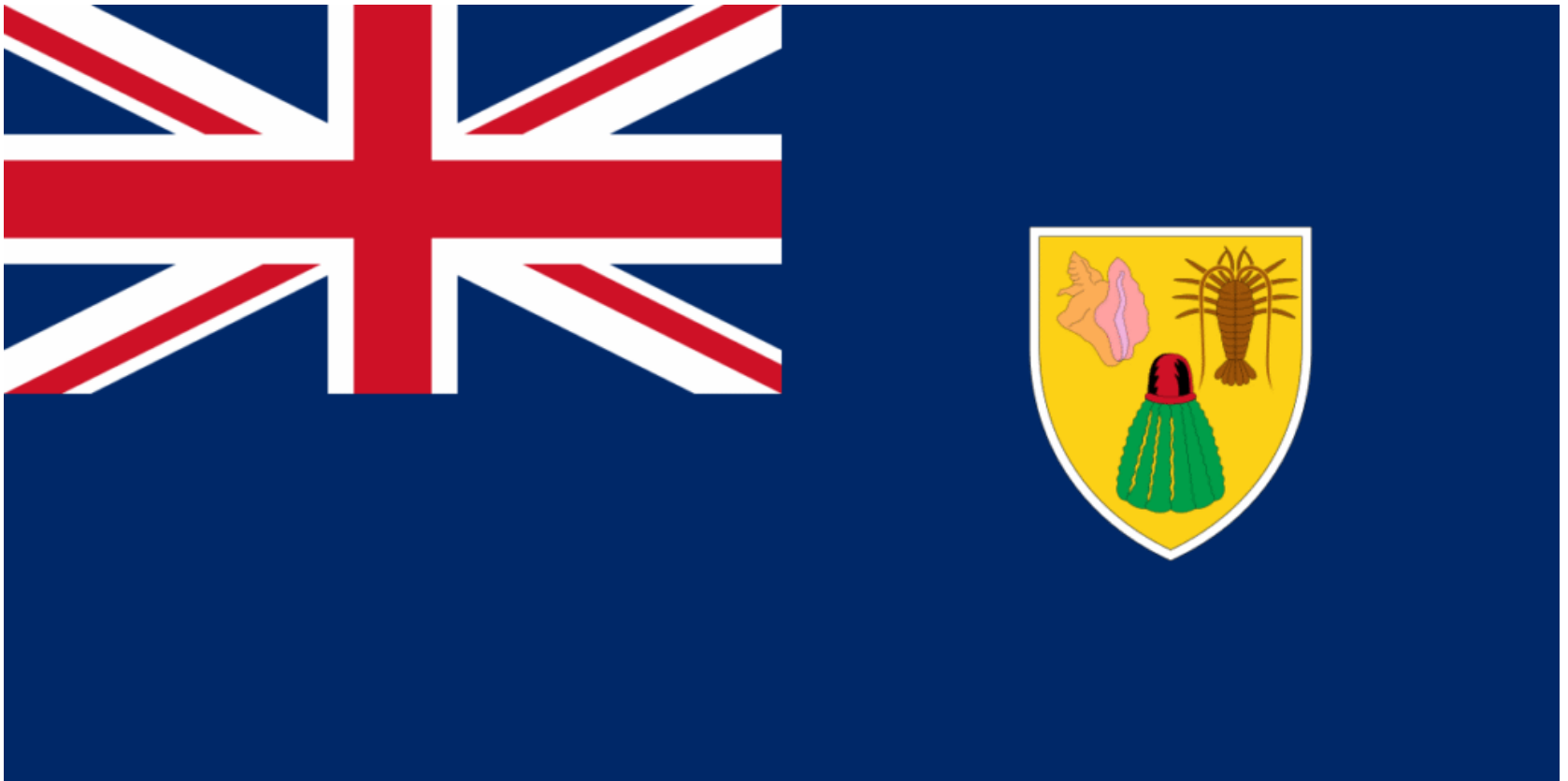
Saphora Grace Bay is on Allegro Road, which has a new retail plaza, Grace Bay Marketplace, with an indoor & outdoor play areas for kids, family cafés and gelato spots, restaurants, boutique shops, wellness and other essential services. Opposite us is the Grace Bay Medical Centre – the top choice for 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

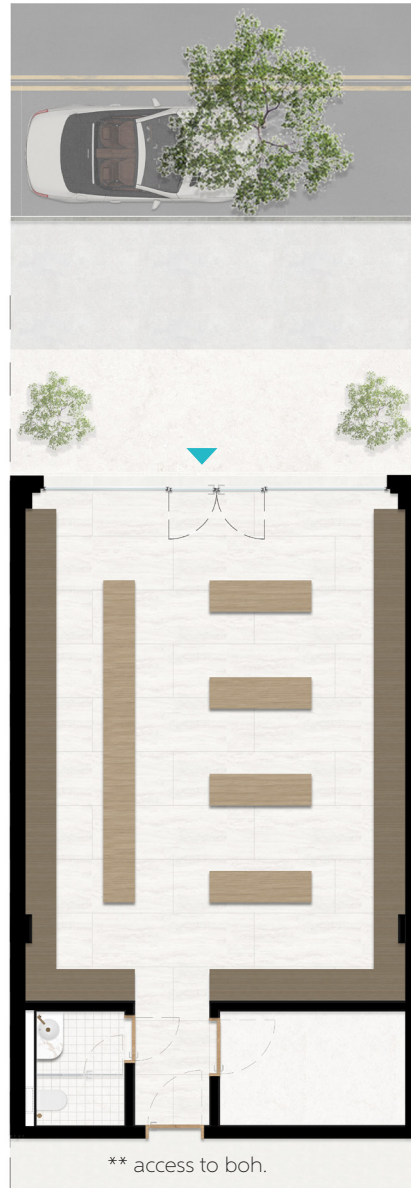


1 Cafe



1 Gym





COMMERCIAL 002

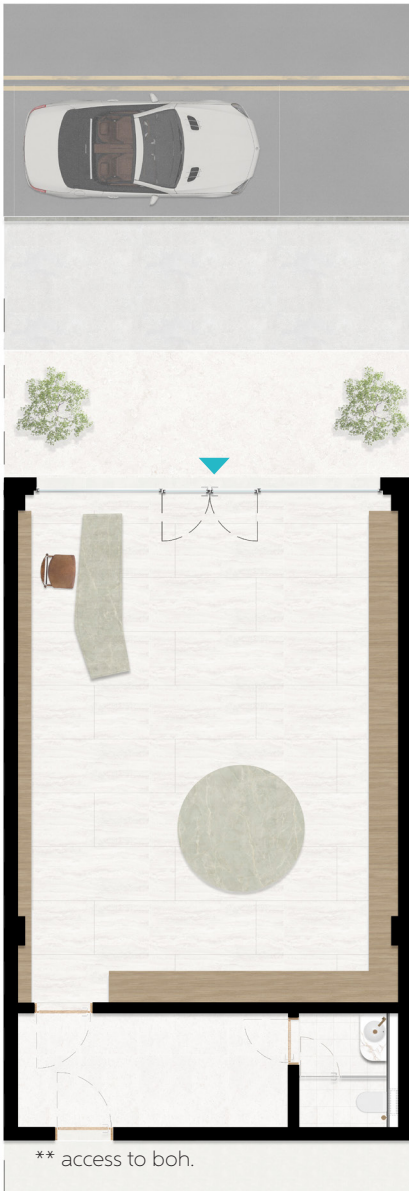
PROPOSED RETAIL

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

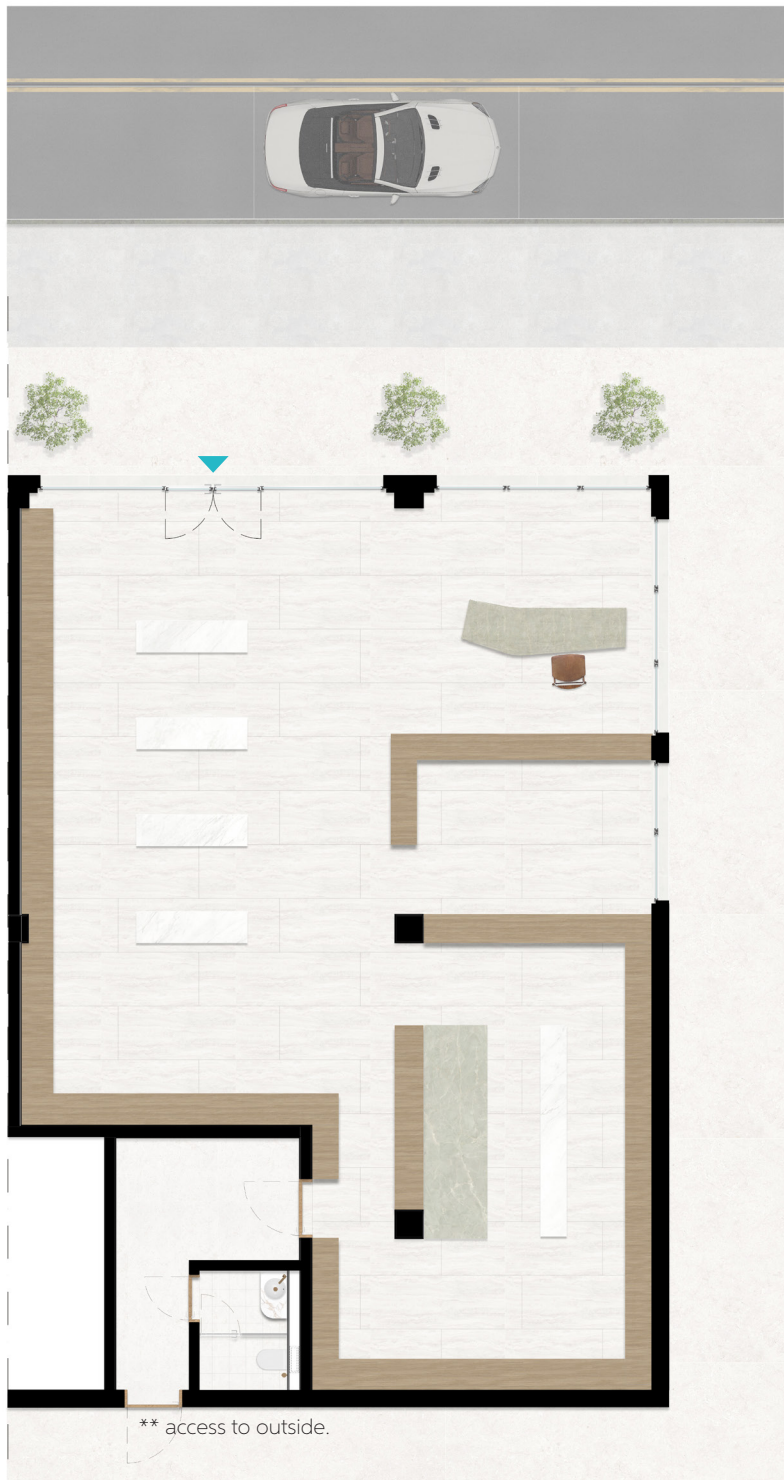
PROPOSED RETAIL

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

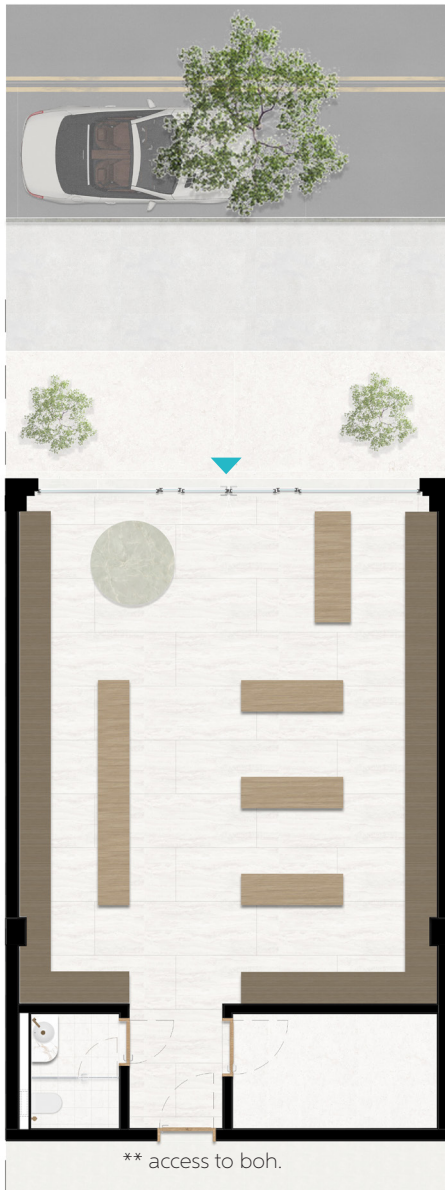
GROSS SELLABLE AREA

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

** access to outside.



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

** access to boh.





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

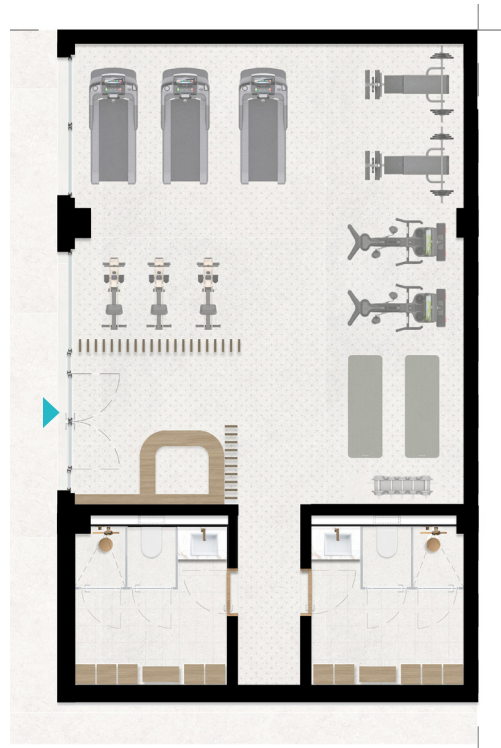
GROSS SELLABLE AREA

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

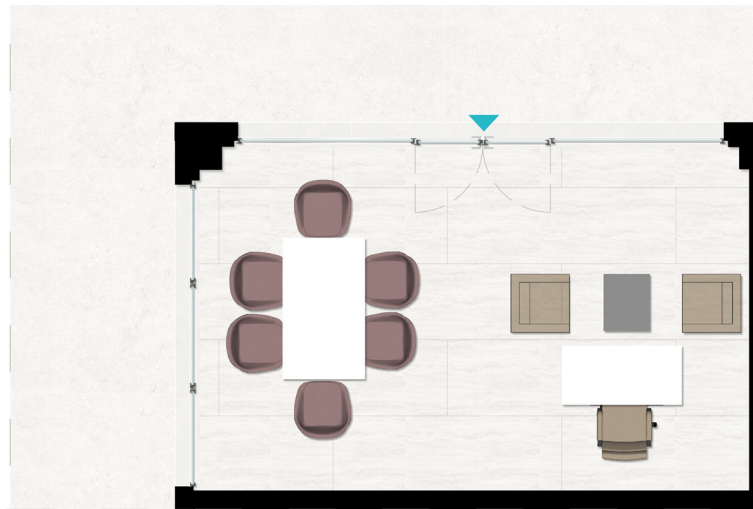
GROSS AREA

Gross Internal Area: 1061.54 sqft / 98.62 sqm



Rockfin Management TCI L





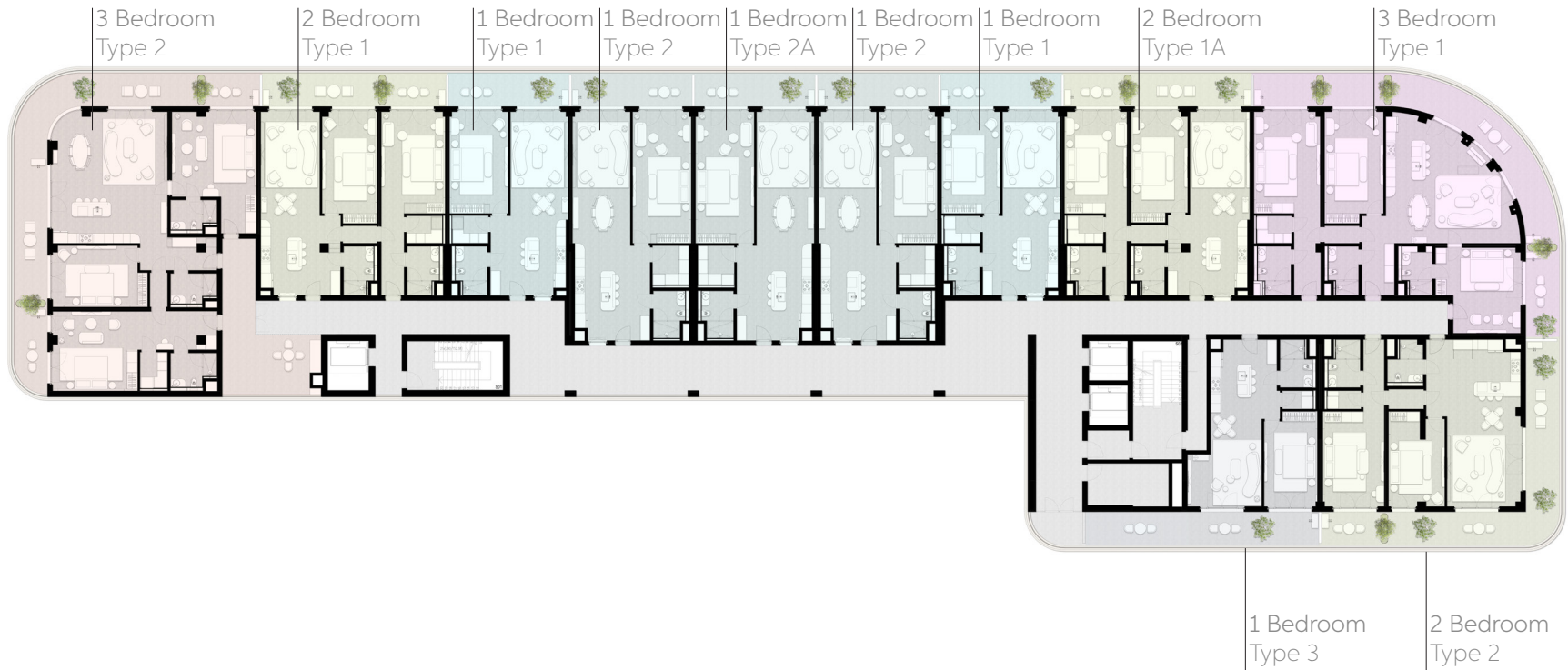
ROCKFIN MANAGEMENT OFFICE

** not for sale.



GROUND FLOOR PLAN

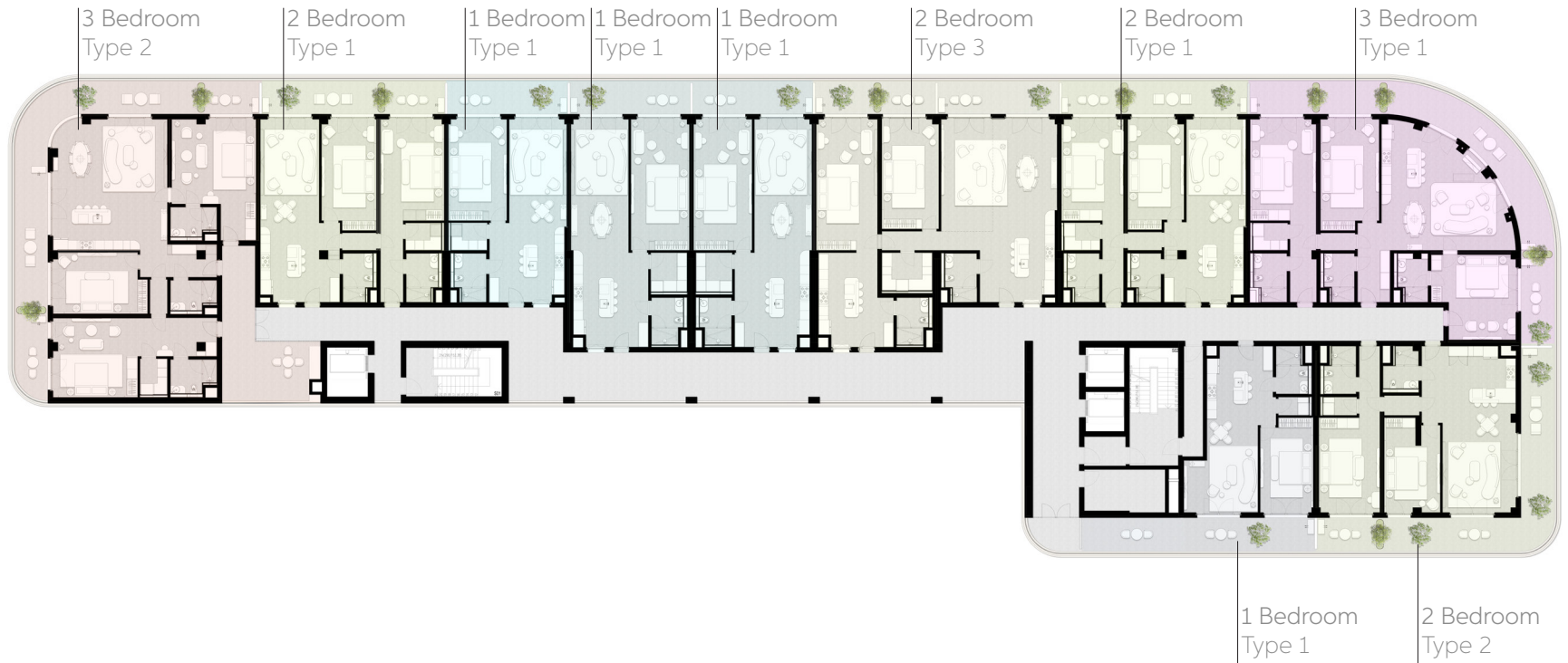
10 Commercial Spaces



FIRST / SECOND FLOOR PLAN

11 Apartments

- 6x 1 Bedroom Apartments
- 3x 2 Bedroom Apartments
- 2x 3 Bedroom Aparments



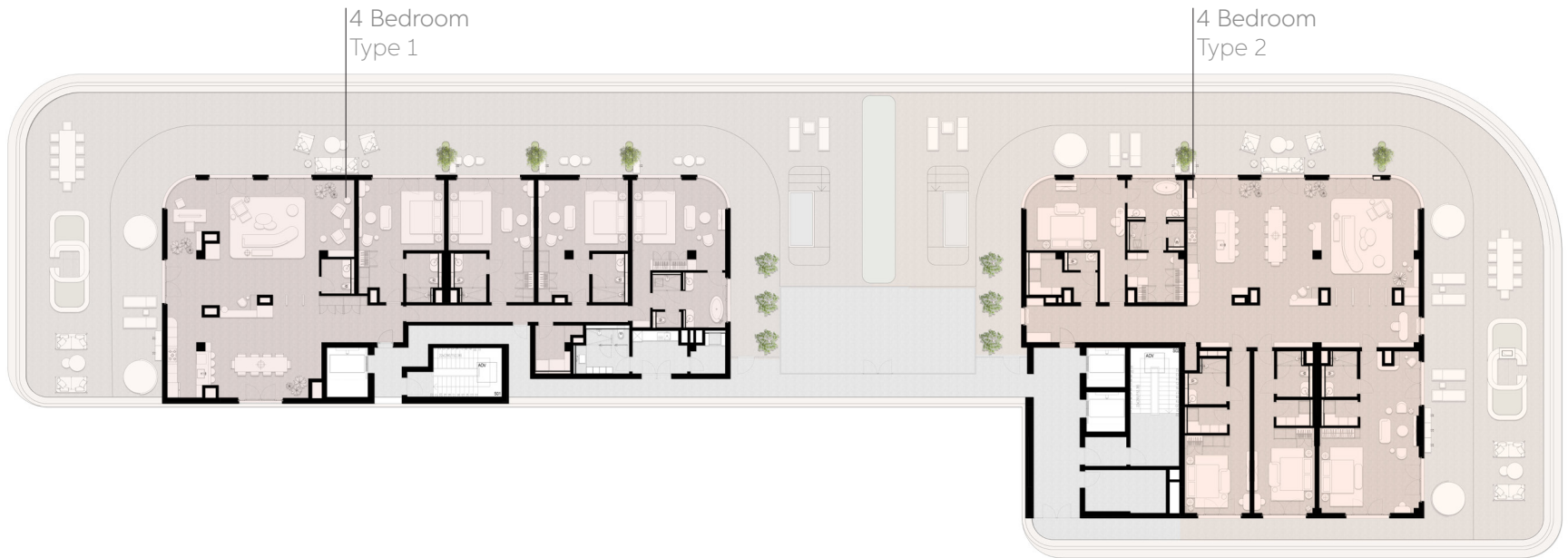
THIRD / FOURTH FLOOR PLAN

10 Apartments

4x 1 Bedroom Apartments

4x 2 Bedroom Apartments

2x 3 Bedroom Apartments



ROOF FLOOR PLAN

2 Apartments
2x 4 Bedroom Apartments



SAPHORA

G R A C E B A Y

By **RockFIN** GROUP

TURKS & CAICOS ISLANDS