

CONTEMPORARY LUXURY LIVING ON ONE OF THE MOST PRIVATE  
AND SOUGHT-AFTER STRETCHES OF BEACH IN THE WORLD.

# PENINSULA

EMERALD ESTATE

MARKETED BY

Turks &  
Caicos



**Sotheby's**  
INTERNATIONAL REALTY



## WINDWARD MANAGEMENT LTD

DEVELOPER OF WATERFRONT RESIDENTIAL COMMUNITIES IN THE TURKS AND CAICOS ISLANDS, MOST NOTABLY OF BLUE CAY ESTATE IN LEEWARD AND SOUTH BANK ON LONG BAY BEACH.

WINDWARD IS OWNED AND OPERATED BY A PARTNERSHIP THAT HAS BEEN ACTIVE IN THE TURKS & CAICOS FOR OVER THIRTY YEARS. THEIR COLLECTIVE EXPERIENCE IS UNPARALLELED IN THE ISLANDS AND INCLUDES ACTIVE PARTICIPATION AS DEVELOPER AND CONSULTANT TO A NUMBER OF THE LARGEST DEVELOPMENTS AND BUSINESS VENTURES IN THE COUNTRY.

## PRINCIPALS

IVOR STANBROOK

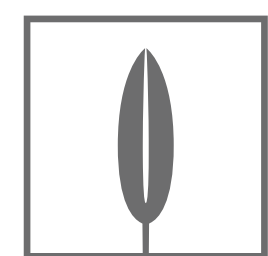
*Architecture, Construction,  
Project Management*

INGO RECKHORN

*Marketing, Sales, Business Development*

KYLE SMITH

*Project Management, Government Relations,  
Social Responsibility*



WINDWARD

01

Developer





GRACE BAY BEACH CONTINUES TO RECEIVE ACCOLADES AS ONE OF THE MOST DESIRABLE BEACHES IN THE WORLD. ITS POWDER WHITE SAND STRETCHES FOR MORE THAN 6 MILES FROM THE WESTERN EDGE IN THE TURTLE COVE AREA TO THE GATED LEEWARD COMMUNITY ON THE NORTHEASTERN TIP OF PROVIDENCIALES.

WITH A UNIQUELY CONTEMPORARY ARCHITECTURE, THE PENINSULA FORMS A FITTING BOOKEND FOR A STRETCH OF LUXURIOUS, CUSTOM-DESIGNED VILLAS. THE PENINSULA IS AN ENCLAVE OF VILLA SITES WITH ONE REMAINING 1.1 ACRE BEACHFRONT PARCEL AND UNPARALLELED 158FT OF BEACH FRONTAGE

A 6 BEDROOM VILLA DESIGN ELEGANTLY SPANS OVER 5,900 SQ FT UNDER AC AND PORTRAYS AN AIR OF FRESHNESS AND MODERNITY BEFITTING OF THE SPECIAL LOCATION.

02

Introduction

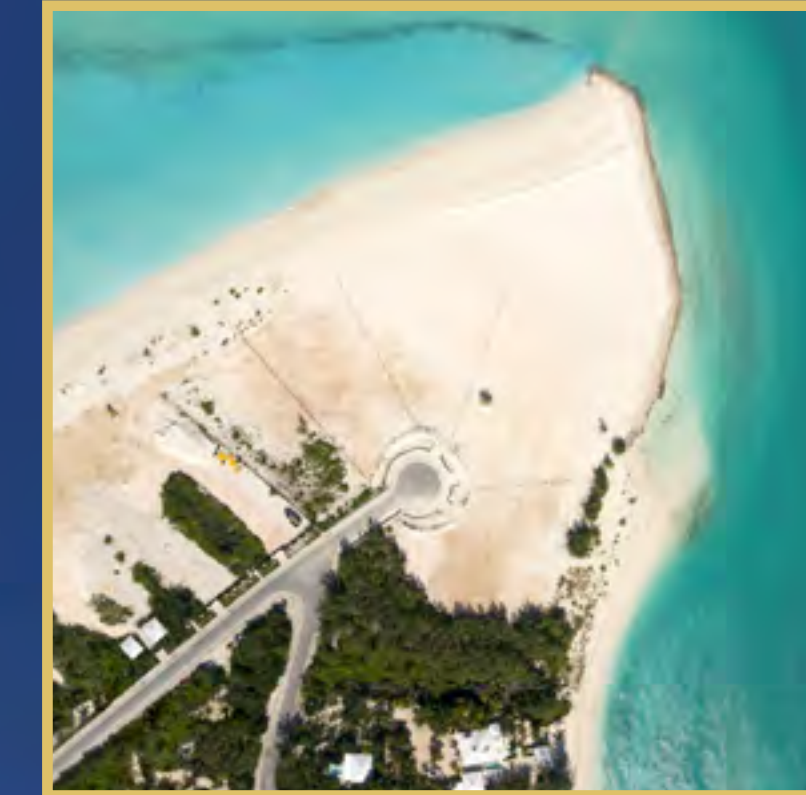


# LOCATED

ON THE NORTHEASTERN TIP OF WORLD-RENOWNED GRACE BAY BEACH ON PROVIDENCIALES AND WITHIN THE GATED LEEWARD COMMUNITY LIES THE MOST SOUGHT-AFTER RESIDENTIAL BEACHFRONT STRETCH IN TURKS AND CAICOS: EMERALD POINT.

THE EXCLUSIVE CUL-DE-SAC OF EMERALD POINT IS HOME TO THE PENINSULA:

- 20 mins from the FBOs and Provo International Airport.
- 3 mins from Blue Haven Marina offering mega yacht berthing.
- 5 mins from the entertainment and restaurant hub of Grace Bay.
- 4 mins from the 18-hole championship Provo Golf Club



PENINSULA  
EMERALD ESTATE



03

Location





04

Estate



## LAST NEWLY RELEASED BEACHFRONT VILLA AVAILABLE WITH UNIQUE ORIENTATION AND FRONTAGE:

- Beach House 04: 1.1 acres with 158ft of beach frontage  
*E orientation, sunrise*

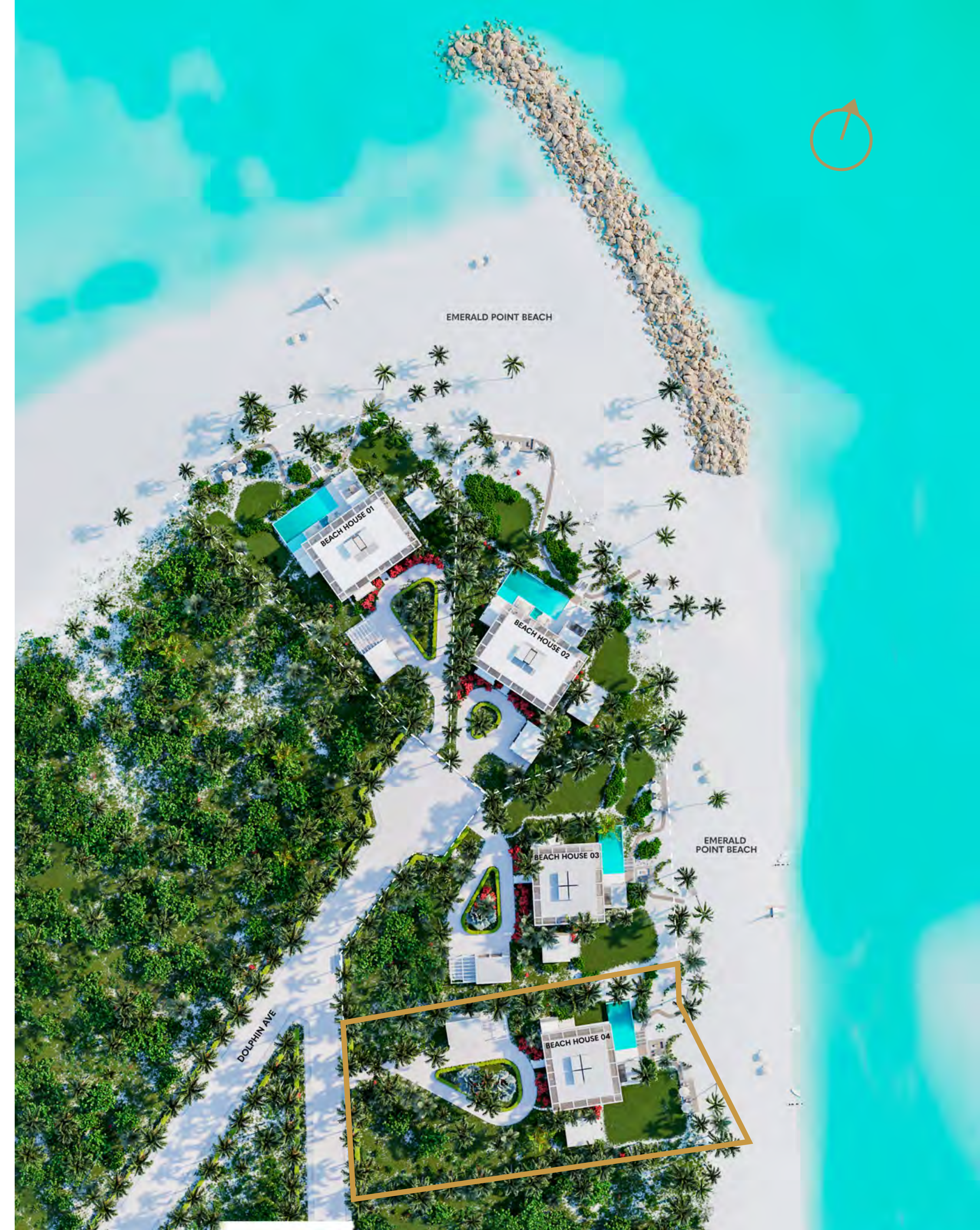
## CONTEMPORARY BEACH HOUSE DESIGN:

- 6 Bedroom 6.5 Bathroom design for Beach House 04

Optional boat dock for up to 40ft boat length  
in calm canal nearby.

Emerald Point community features common area  
with planned tennis courts.

Comprehensive home and rental management  
available on request.









# BEACH HOUSE 04 GROUND FLOOR



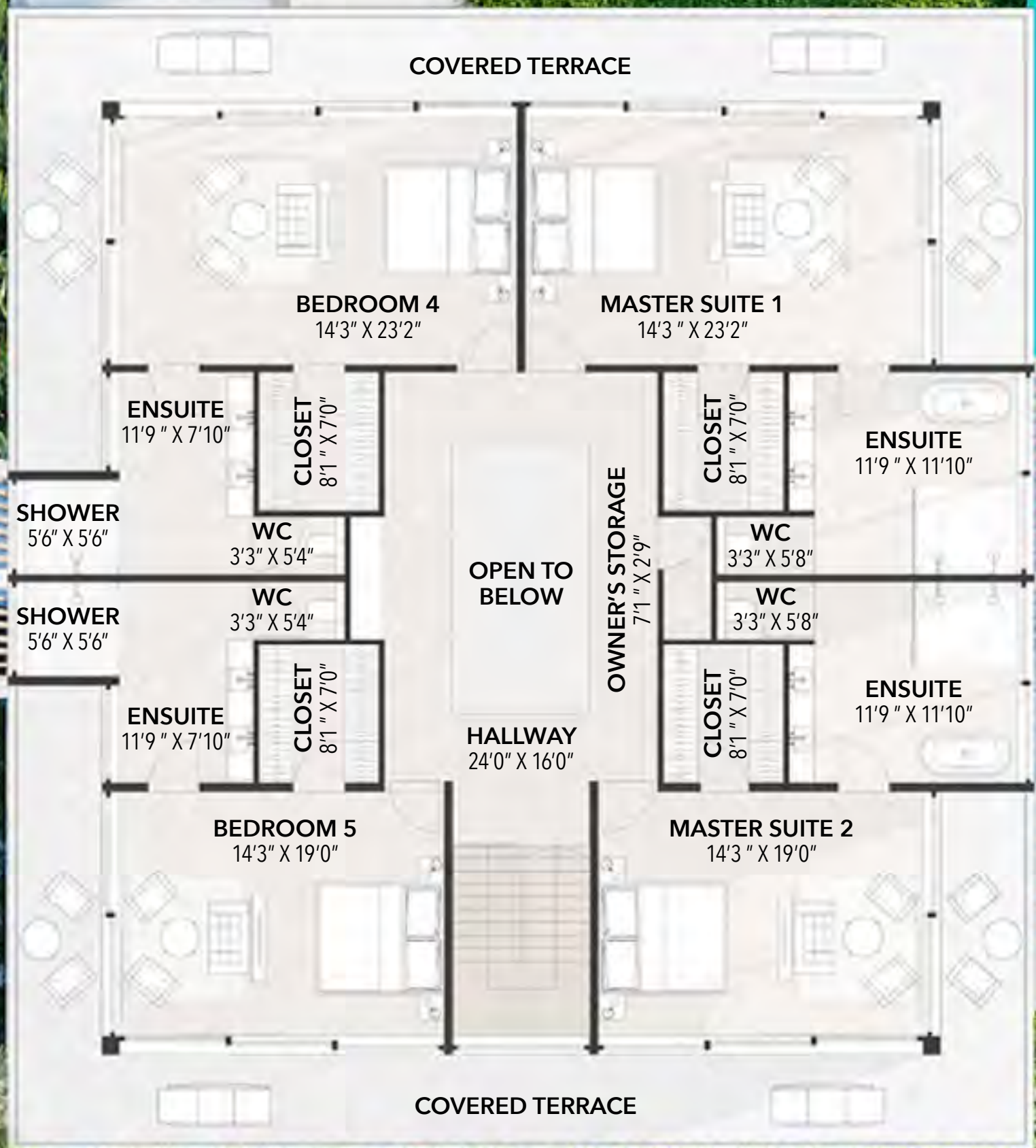
INTERIOR (AC)  
3,229 SQ FT (300 SQ MT)  
EXTERNAL COVERED  
964 SQ FT (90 SQ MT)  
EXTERNAL OTHER  
1,801 SQ FT (167 SQ MT)

## FEATURES AND AMENITIES

- Pool
- Fire pit
- Outdoor kitchen
- Two car garage
- Driveway with electronic gates
- Separate media room/office can be converted to 7<sup>th</sup> bedroom
- Freestanding 1 bedroom Guest or Staff House
- Optional solar system with Tesla back-up batteries



BEACH HOUSE 04  
SECOND FLOOR



INTERIOR (AC)  
2,705 SQ FT (251 SQ MT)  
EXTERNAL COVERED  
1,077 SQ FT (100 SQ MT)

TOTAL LEVEL 1 + 2  
INTERIOR (AC)  
5,934 SQ FT (551 SQ MT)  
EXTERNAL COVERED  
2,041 SQ FT (190 SQ MT)  
EXTERNAL OTHER  
1,801 SQ FT (167 SQ MT)  
TOTAL LEVEL 1 + 2  
9,776 SQ FT (908 SQ MT)

FEATURES  
AND AMENITIES

- Two beachfront master suites
- Two further bedrooms with sweeping water and garden views
- Wrap-around balcony
- Contemporary flat roof with skylight





06

Impressions



# BEACHFRONT DECK





# POOL TERRACE





# OUTDOOR DINING





## GOURMET BEACHFRONT KITCHEN





# LIVING ROOM





## MASTER SUITE 1





VILLA APPROACH





# PENINSULA

## EMERALD ESTATE

For more information: [contact@windward.tc](mailto:contact@windward.tc)

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