



THE
PARK

IN GRACE BAY
BY SUNNY BAY ESTATES



Disclaimer: Oral representation cannot be relied upon as correctly stating the representations of the developer. These renderings and images are artistic representations.





Overview

Nestled amidst the renowned Turks and Caicos Islands and the vibrant heart of its bustling strip, of Grace Bay emerges an unparalleled residential sanctuary The Park.



savills
An International
Associate of Savills



LUXURY TOWNHOMES

Discover the epitome of luxury living at our exclusive townhome oasis, set within a secure gated community. Enjoy uninterrupted vistas of both the rising and setting sun, creating a truly picturesque setting.

The Park, set in this idyllic location, encourages a sense of retreat, making it tempting to stay

close to home. For those craving adventure, the famed Grace Bay strip is just a leisurely stroll away. Spend your days basking in the sun, engaging in coordinated watersports, or indulging in boutique shopping. As evening descends, relish exquisite dining options with entertainment just moments away. This is your sanctuary—a luxury townhome oasis in the heart of Grace Bay.



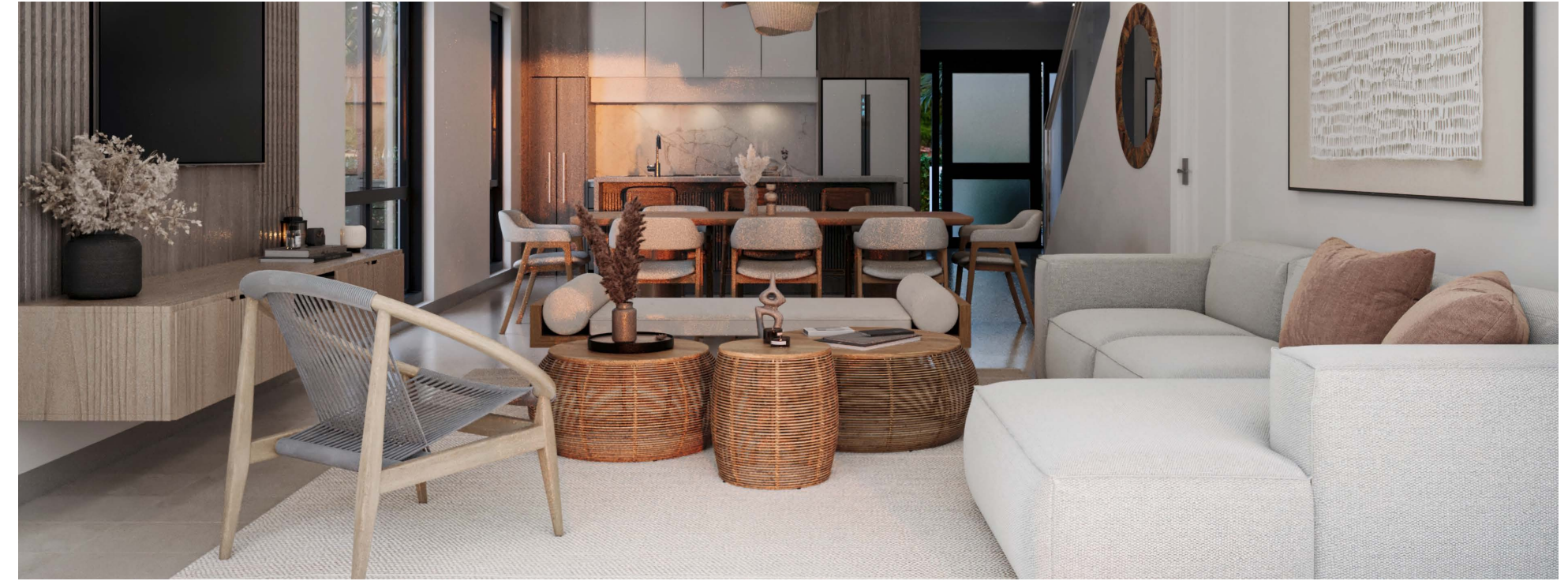
DETAILS



The distinctive architectural elements seamlessly blend with carefully selected designs, aiming to mirror the natural surroundings and elevate the inherent sense of place.

Where each day brings visual delight and soothes the senses.





SCHEME FINISHES

- 1. FLOOR FINISH
- 2. COUNTER TOP
- 3. MILLWORK FINISH
- 4. MILLWORK FINISH
- 5. SHOWER WALL TILE
- 6. SHOWER WALL TILE
- 7. WOOD FINISH
- 8. WALL PAINT



BATHROOM LIGHT SCHEME FINISHES

- 1. FLOOR FINISH
- 2. COUNTER TOP
- 3. WALL PAINT
- 4. VANITY
- 5. SHOWER WALL
- 6. SHOWER WALL



KITCHEN SCHEME FINISHES

- 1. FLOOR FINISH
- 2. COUNTER TOP
- 3. KITCHEN JOINEY
- 4. KITCHEN JOINEY
- 5. WALL PAINT



AMENITIES

- Swimming pool with chaises
- Pool Deck with sunbeds and cabanas
- Club House with lobby reception and open lounge area
- Covered recreation area with pool, table tennis and more
- BBQ area with covered lounge
- State-of-the-art fitness center
- Washrooms and showers
- Bicycle storage
- Security
- Parking
- Gated Community
- On Site Managers Office

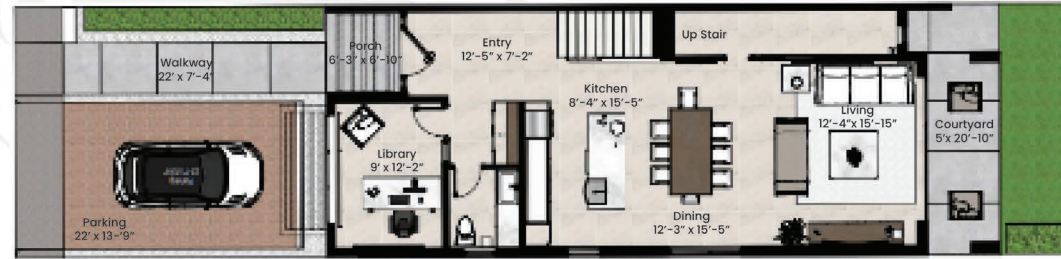




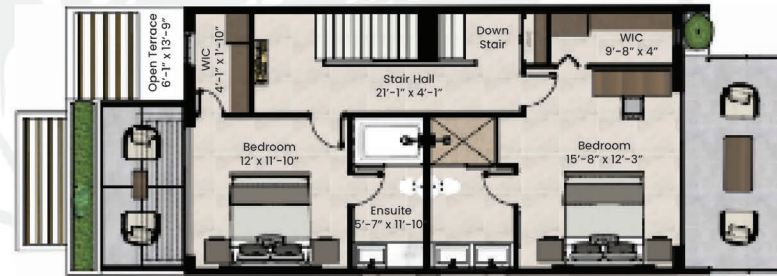
Floor Plan TYPE A

Three Bedroom with Den

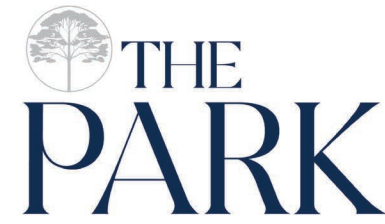
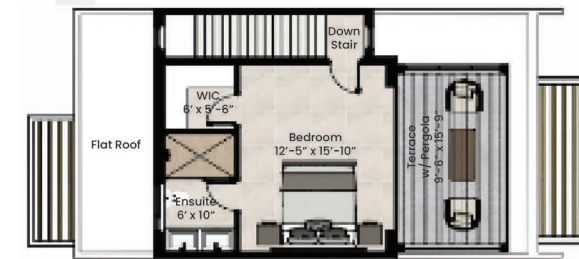
1st Floor



2nd Floor



3rd Floor



IN GRACE BAY
BY SUNNY BAY ESTATES

Total Unit A	
Interior Sq Ft:	2,263.73 ft²
Exterior Sq Ft:	391.60 ft²
Total Sq Ft:	2,655.33 ft²

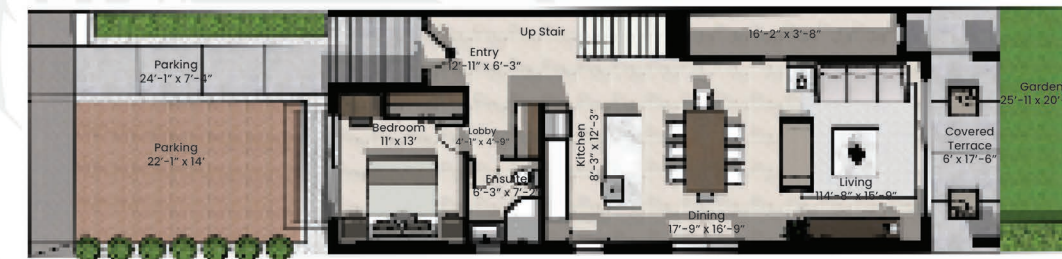


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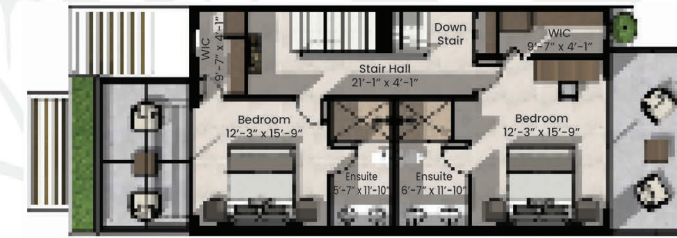
Floor Plan TYPE B

Three Bedroom with Roof Terrace

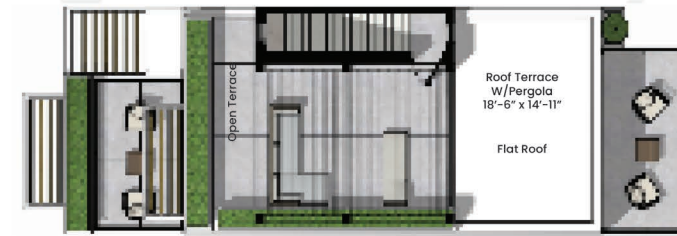
1st Floor



2nd Floor



3rd Floor



IN GRACE BAY
BY SUNNY BAY ESTATES

Total Unit B	
Interior Sq Ft:	1,986.17 ft²
Exterior Sq Ft:	506.1 ft²
Total Sq Ft:	2,492.3 ft²

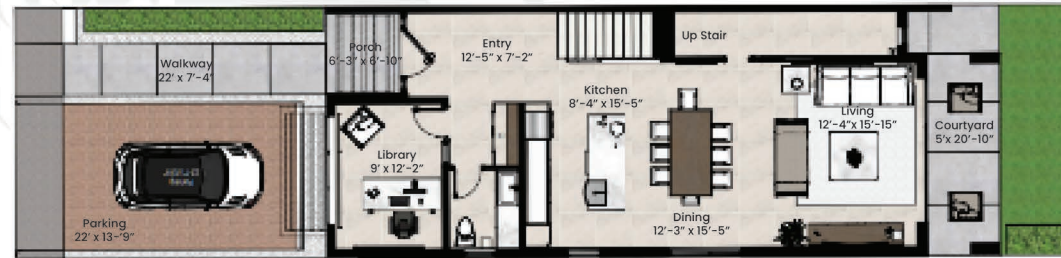


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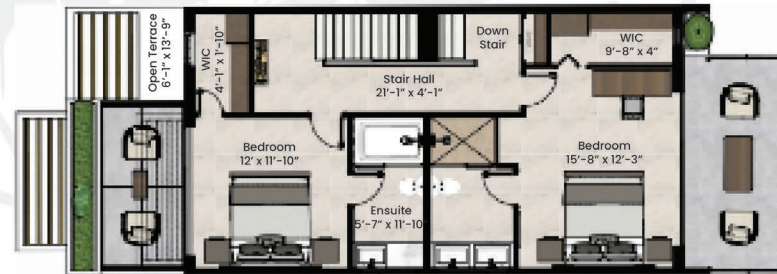
Floor Plan TYPE C

Three Bedroom with Den

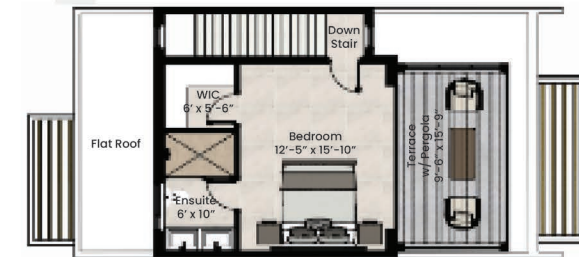
1st Floor



2nd Floor



3rd Floor



IN GRACE BAY
BY SUNNY BAY ESTATES

Total Unit C	
Interior Sq Ft:	2,226.11 ft²
Exterior Sq Ft:	391.6 ft²
Total Sq Ft:	2,617.70 ft²

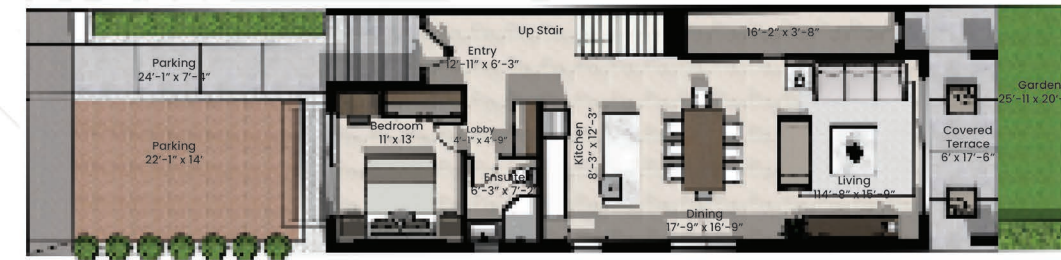


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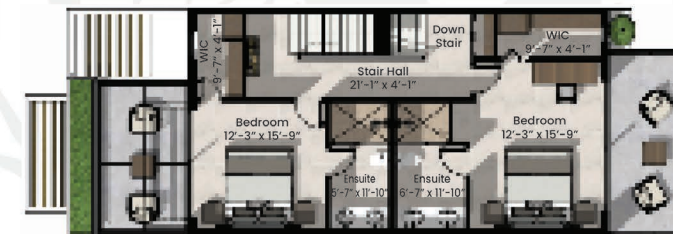
Floor Plan TYPE D

Three Bedroom with Roof Terrace

1st Floor



2nd Floor



3rd Floor



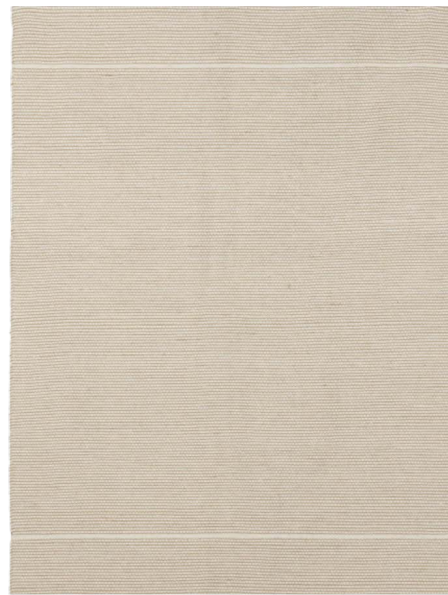
IN GRACE BAY
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Total Unit D	
Interior Sq Ft:	1,940.65 ft²
Exterior Sq Ft:	506.10 ft²
Total Sq Ft:	2, 246.80 ft²



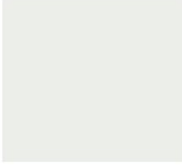







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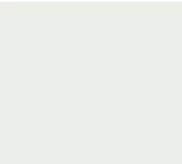
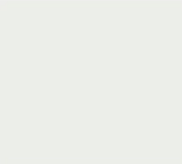
THE PARK IN GRACE BAY
FURNITURE DESIGN



THE PARK IN GRACE BAY - MILLWORK

DESCRIPTION	Plan Ref	MILLWORK INFORMATION	FINISHES & PRODCUTS		
KITCHEN	Level 1	Kitchen Cabinets - Textured Melamine, Flat Slab Doors - 3/4" Melamine Interiors - Melamine box drawers - Soft closing doors and drawers - Kitchen Island Custom Back Panel - Gola System - Counter Top waterfall on both sides - Microwave Drawer - Dishwasher - Undermount Sink - LED Warm light Kitchen Cabinet	 H1377 EGGER	 COUNTER TOP	 Matt White
KITCHEN ISLAND	Level 1	Kitchen Island - Textured Melamine, Flat Slab Doors - 3/4" Melamine Interiors - Melamine box drawers - Soft closing doors and drawers (undermount slides) - Kitchen Island Custom Back Panel - Gola System - Counter Top waterfall on both sides - Microwave Drawer - Dishwasher - Sink	 H1377 EGGER	 COUNTER TOP	
LIVING ROOM	Level 1	TV Unit - Box drawers 2 - Box (Open) center - Soft closing drawers (undermount slides) - Panel both side	 H1377 EGGER		
BEDROOM 1 BEDROOM 2 BEDROOM 3	Level 1 & Level 2	Bed frame with Cabinets - Box drawers Floating bedside table - Soft closing doors and drawers (undermount slides) - Textured Melamine, Head Board, Bed Frame King & Queen size - LED Strips to Light Up Headboards - Light with USD Wall Sconce - TV Wall Panels and TV up to 45" to 50"	 H1377 EGGER		

Disclaimer: This project is being developed by SBE Development. Descriptions used are limited to the intended descriptions only at the time of issuing this preliminary schedule of finishes. The finishes are based on the current concept of the project which is subject to change by Development No.1 in consultation with designers, architects, and in relation to finalization of procurement of materials from any contractors/third parties. All such materials are also subject to availability and testing during the construction process. Development may change any of the finishes including any item, fixture, fitting or equipment to be installed to be a different, varied in part of whole or wholly substituted finish of substantially similar quality and type with regard to the functionality of the relevant finishes.

POWDER ROOM	Level 1	Vanity - Box drawers - Soft closing doors and drawers (undermount slides) - Sublime Melamine Slats Back Panel - Box (Open) Center for Hand/Towels	 H1377 EGGER	 COUNTER TOP	
BATHROOM 1 BATHROOM 2 BATHROOM 3	Level 1 & Level 2	Bathroom - Soft Closing Doors & Drawers - Finger Pulls - Gola System - Mirror with LED - Box (Open) Center for Towels - Vessel Sink or Undermount Sink (Pending)	 H1377 EGGER	 COUNTER TOP	
CLOSET 1 CLOSET 2 CLOSET 3	Level 1 & Level 2	CLOSET - Open Box Drawers - Soft Closing Doors & DrawersSoft - Hanging Bars - Finger Pulls	 Matt White		
LAUNDRY	Level 1	Laundry - Simple Design Drawers - Hanging Bars - Washer and Dryer	 Matt White		

PRODUCTS REFERREAL



Any finishes that are attached to any full sale and purchase, leasehold and related agreements ("Agreements") shall also be subject to terms and conditions of variation as set out under those Agreements. Natural and synthetic products included in the design have characteristics and inherent flaws that may lead to uneven wear, minor distortion, colouring, discolouration, fading, warping and/or may have



THE PARK IN GRACE BAY - APPLIANCES AND FINISHES

Division 1 - The Park (Appliances) Option Unit A & B



Product: Double DishDrawer™ Dishwasher
 Brand: **Fisher & Paykel**
 Color: Stainless Steel
 Height: 32 5/16- 34 5/8 "
 Width: 23 9/16 "
 Depth: 22 9/16 "
 Lead Time:
 Model no: DD24DAX9
 Additional Notes:



Product: Freestanding French Door Refrigerator Freezer, 32", 17 cu ft
 Brand: **Fisher & Paykel**
 Color: Stainless Steel
 Height: 71 7/8 "
 Width: 31 1/8 "
 Depth: 23 11/16 "
 Lead Time:
 Model no: RS32A72J1
 Additional Notes:



Product: Electric Range 30" - Ceramic Radiant
 Brand: **Fisher & Paykel**
 Color: Stainless Steel
 Height: 35" 3/4 - 37" 5/8
 Width: 29" 7/8
 Depth: 25" 1/4
 Lead Time:
 Model no: OR30SDE6X1
 Additional Notes:



Product: Stainless Steel Microwave Drawer
 Brand: **Forte**
 Color: Stainless Steel
 Height: 14.9375"
 Width: 23.625"
 Depth: 25.1875"
 Lead Time:
 Model no: F2412MVD8SS
 Additional Notes:



Product: Insert Range Hood, 30"
 Brand: **Fisher & Paykel**
 Color: Stainless Steel
 Height: 12 7/16 "
 Width: 28 3/4 "
 Depth: 11 "
 Lead Time:
 Model no: HP30IDCH4
 Additional Notes:



Product: Washer + Dryer
 Brand: **Samsung**
 Color: Matt Black
 Height: 38.75"
 Width: 27"
 Depth: 31.5"
 Lead Time:
 Model no: DVE45R6100W / WF45R6100AP
 Additional Notes: Combo

Division 3 - The Park (Bathroom Accessories) Option Unit A & B



Product: Tono 80 cm towel rail
 Brand: Noken
 Color: Chrome
 Material/Finish:
 Location: All Bathroom
 SKU Code: 100238425
 Lead Time:
 QTY:
 Unit:
 Details/Size:
 Additional Notes:
TOTAL:



Product: Tono 45 cm towel rail
 Brand: Noken
 Color: Chrome
 Material/Finish:
 Location: All Bathroom
 SKU Code: 100238473
 Lead Time:
 QTY:
 Unit:
 Details/Size:
 Additional Notes:
TOTAL:



Product: Tono Roll holder without cover
 Brand: Noken
 Color: Chrome
 Material/Finish:
 Location: All Bathroom
 SKU Code: 100238474
 Lead Time:
 QTY:
 Unit:
 Details/Size:
 Additional Notes:
TOTAL:



Product: Nk Concept
 Brand: Noken
 Color: Chrome
 Material/Finish:
 Location:
 SKU Code: 100328469
 Lead Time:
 QTY:
 Unit:
 Details/Size:
 Additional Notes: Rob Hook
TOTAL:



Product: Hand Ring Towels
 Brand: Noken
 Color: Chrome
 Material/Finish:
 Location: Bedrooms, Powder Room
 SKU Code: 100042184
 Lead Time: Instock
 QTY: 12
 Unit:
 Details/Size:
 Additional Notes: 27 cm towel holder
TOTAL:



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