

YOUR PRIVATE ISLAND ABOVE GRACE BAY BEACH

There are so many exceptional aspects to the Andaz Turks & Caicos resort – the gracious arrival experience, the beachfront swimming pool areas, the sunset bar overlooking Grace Bay, and the fact that all amenities have breathtaking views – but, what I am proudest to present on behalf of Vista Development is The Penthouse Collection. This truly is a uniquely sophisticated contemporary offering with each of the 10 penthouses thoughtfully designed in every way to enhance the experience of one of the world's most celebrated beaches. They stand apart from and above any penthouses Grace Bay Beach has ever seen before. Six different floor plans catering to a variety of lifestyles range from a hip city-style loft to a three-story, 8,000 square foot legacy property. All take inspiration from chic urban architecture as well as the authentic emotional essence of the Turks and Caicos Islands.

I extend my thanks to RAD Architects, Modus Operandi interiors, and KEITH pool and landscape design, who brought their talent and vision to the creation of The Penthouse Collection and the entire the Andaz Turks & Caicos resort, and I invite you to explore the possibilities of life atop this exclusive Grace Bay Beach address.

— Matt McDonald, Managing Director
Vista Development, Ltd.

A FIVE-STAR
RESORT
AT YOUR FEET



The Penthouse Collection is part of Andaz Turks & Caicos Residences at Grace Bay, the first Andaz resort in the Caribbean, located on one of the last remaining prime properties on Grace Bay Beach - a 5.5-acre expanse of pristine beachfront at the celebrated western end of Grace Bay Beach. It has been thoughtfully designed to enable residents to make the most of every moment spent in this uniquely beautiful destination. The lushly landscaped resort was master-planned by Rafael Amuchástegui of RAD Architecture Inc. and features custom-designed amenity spaces by Francisco Jove of Modus Operandi. Their combined talents have created some of the most unique and exclusive penthouse experiences, only available at the Andaz resort, where owners enjoy VIP access to all amenities and services, which transform every day into inspiring and unforgettable memories.

- 7 Stories
- 10 Penthouses
- 73 Residences
- 59 Hotel Rooms
- Indoor / Outdoor spa
- Fitness Studio
- Garden
- Tennis and Water Sports
- 3 Restaurants and Bars
- Swimming Pools Overlooking Grace Bay Beach
- Kids Activity Club

THE
PENTHOUSE
COLLECTION
FROM \$1.295MM



ARTIST'S CONCEPTUAL RENDERING



Penthouses overlook priceless views of Grace Bay Beach and extend to the Caicos Barrier Reef, the third largest reef in the world, where the turquoise waters fade into the never-ending horizon. The resort provides direct walk-in snorkeling access to Bight Reef, a snorkeler's paradise with an incredible diversity of fish and marine life.

Located atop the Andaz hotel and residential towers, the Penthouse Collection will be among the few two-story Andaz residences of their kind in the world. Elevated by amenities and services from Hyatt's newest five-star luxury lifestyle brand, Andaz, these exceptional residences are unlike anything Grace Bay Beach has seen before. Timelessly elegant, the Andaz Turks & Caicos penthouse collection sits above it all.



**“REFINED DESIGN DETAILS
ELEVATE THE BEACHFRONT
LIFESTYLE”**

- Francisco Jove, AIA



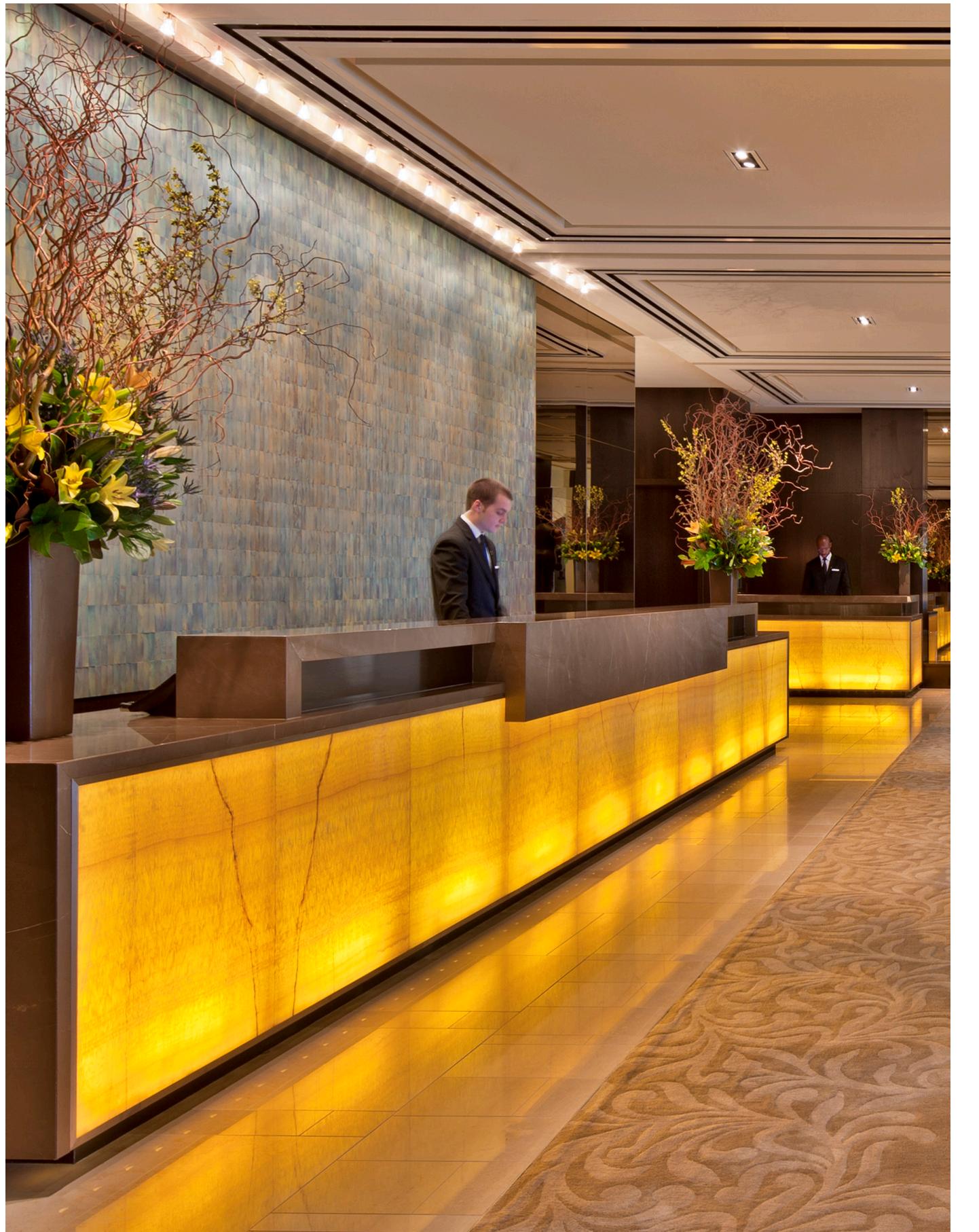
INDOOR/OUTDOOR SPACES

Discover your ultimate open-air great room above Grace Bay Beach

The Penthouse Collection is comprised of just 10 one- to five-bedroom residences. Each has direct access from its living space to its own expansive private rooftop terrace where unobstructed panoramic views encompass Grace Bay Beach and the entire island. These great room-inspired terraces ranging from 1,200+ to 8,300+ square feet take indoor/outdoor living to an entirely higher level. Like a chic private club, each one features a plunge pool

and a sunning area, plus covered dining and lounge area, a summer kitchen and wet bar, and state-of-the-art outdoor audio-visual equipment including a wide-screen TV for movies under the stars.

Information about a singularly extraordinary triplex penthouse with over 8,300 square feet of outdoor space and over 3,200 square feet of indoor space is available on request.



Penthouse interiors are by Francisco Jove of Modus Operandi, who also designed of Andaz Mayakoba Resort Riviera Maya and Andaz Costa Rica Resort at Peninsula Papagayo. Inspired by the natural setting and Turks and Caicos' motto, "Beautiful by Nature", Jove selected materials with surfaces, colors, and textures that resonate with the serenity of the natural landscape.





EXCLUSIVE PENTHOUSE BUTLER

A dedicated onsite Penthouse Butler is available 24/7 to ensure that every request receives an immediate response. From room service and excursion planning to pre-arrival provisioning and housekeeping, your butler opens the door to effortlessly luxurious living.







Floor-to-ceiling windows, 10-foot ceiling heights, and clean lines complement the most dramatic views ever seen on Grace Bay Beach. Jove's sensibility for detail and subtlety ensure that you hardly know where your home ends and the turquoise water begins.





“RICH MATERIALS AND MODERN LINES
ARE SEAMLESSLY INTEGRATED TO
CREATE UNDERTATED ELEGANCE.”

- Francisco Jove, AIA

ARTISTS' CONCEPTUAL RENDERING



An aerial photograph of Grace Bay, showing the turquoise water of the bay meeting the white sand beach. In the distance, a strip of land with several buildings is visible under a blue sky with scattered white clouds.

VIEWS OF GRACE BAY

Each penthouse commands its own
breathtaking view of the surrounding sea.

Nature is quite literally the inspiration for the Penthouse Collection. If the chic interiors inspired by the serenity of the sea weren't enough to awaken your senses, then the expansive great room under the stars will truly take your breath away.

Envisioned as open-air great rooms with shaded and un-shaded areas, the rooftop living lounge terraces are perfect for morning coffee, movies under the stars, and lively lunches or dinners prepared in the summer kitchen.

- Direct private access from the penthouse living space
- Wood roof deck with shade trellis
- 42" high glass railing on view side
- Private plunge pool approximately 9'
- Open-air great room roof terraces are accessed from the condo units' main living room terrace
- Summer kitchen with barbecue grill and wet bar
- Audio-visual equipment, including wide-screen TV





Every Penthouse is designed by Francisco Jove to engage all the senses. His connection to the water is evident from the entrance through to the roof top great room – they capture the sense of a minimalist soul and timeless elegance.







An aerial photograph of a sailboat with a red sail and white hull, positioned in the upper left quadrant of the frame. The water is a vibrant turquoise color, with visible ripples and waves. The overall composition is a high-angle shot of the ocean.

LET
THIS
BE
YOUR
ANDAZ



Rooftop terrace with private access

4 bedroom penthouse - 2 total- Type PHH & PHE
3 bedroom penthouse - 2 total - Type PHF & PHG
2 bedroom penthouse - 1 only - Type PHD
1 bedroom penthouse - 1 only - Type PHC

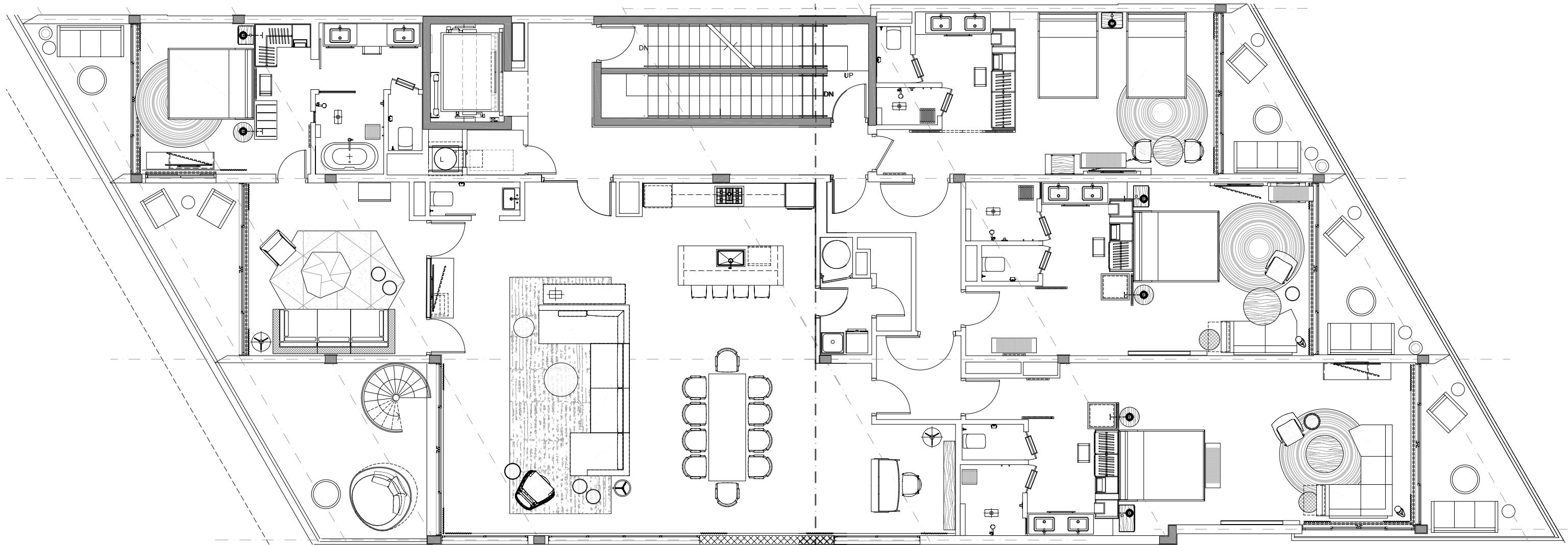
- Wood roof deck with shade trellis
- 42" high glass railing on view side
- Private pool approximately 9"
- The roof terrace can be accessed from the condo units main deck
- All rooftop terraces have outdoor residential kitchen area



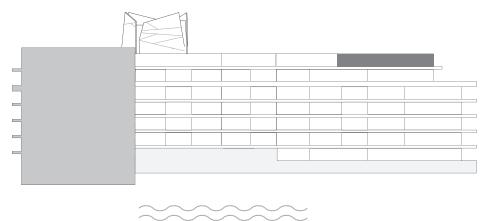
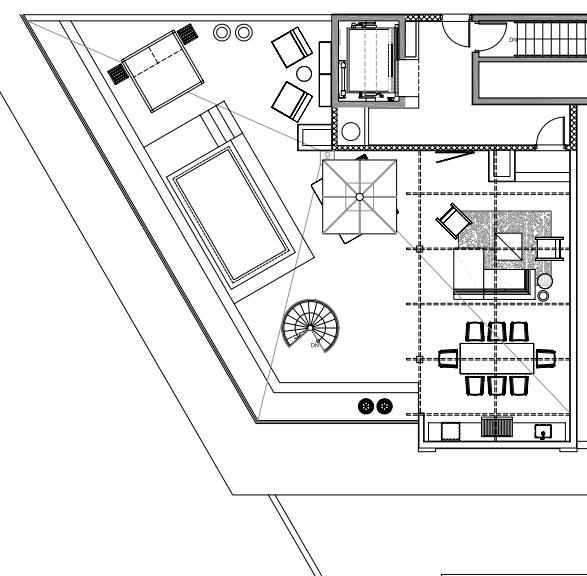
- 4 bedroom penthouse - 2 total- Type PHH & PHE
- 3 bedroom penthouse - 2 total - Type PHF & PHG
- 2 bedroom penthouse - 1 only - Type PHD
- 1 bedroom penthouse - 1 only - Type PHC
- Studio Penthouse - 3 total - Type PHA

FOUR BEDROOM PENTHOUSE

PHH - Ocean View



Rooftop Terrace



SIZE

Interior Area — 3,768 Sqft
Exterior Area — 1,153 Sqft
Roof Top Living — 1,490 Sqft
Total Area — 6,411 Sqft

Proposed Floorplan. Design and prices are subject to change at any time and without notice.

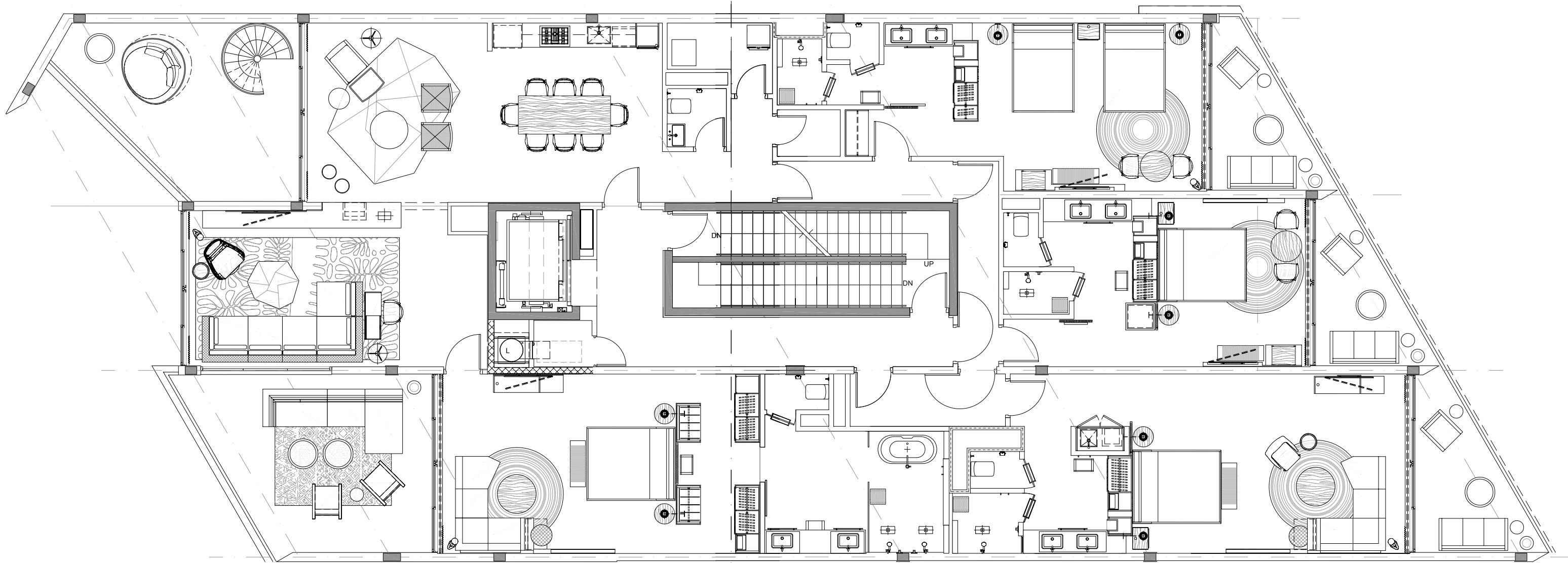
DESCRIPTION

Bedrooms — 4
Bathrooms — 4.5
Terrace — 6

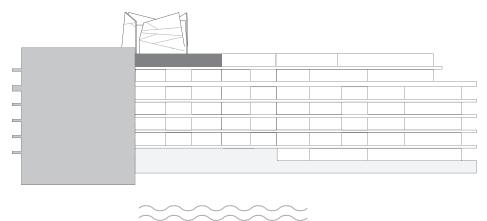
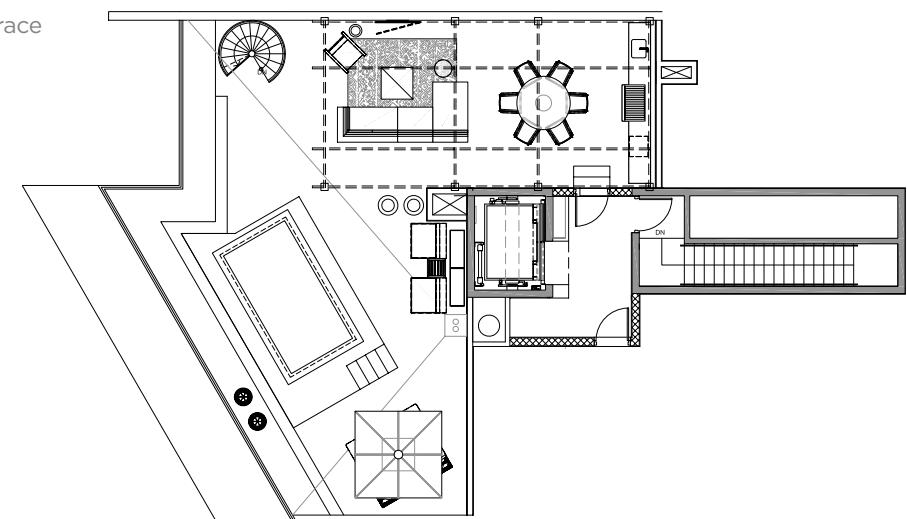
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FOUR BEDROOM PENTHOUSE

PHE - Ocean View



Rooftop Terrace



SIZE

Interior Area — 3,455 Sqft
Exterior Area — 1,180 Sqft
Roof Top Living — 1,490 Sqft
Total Area — 6,125 Sqft

Proposed Floorplan. Design and prices are subject to change at any time and without notice.

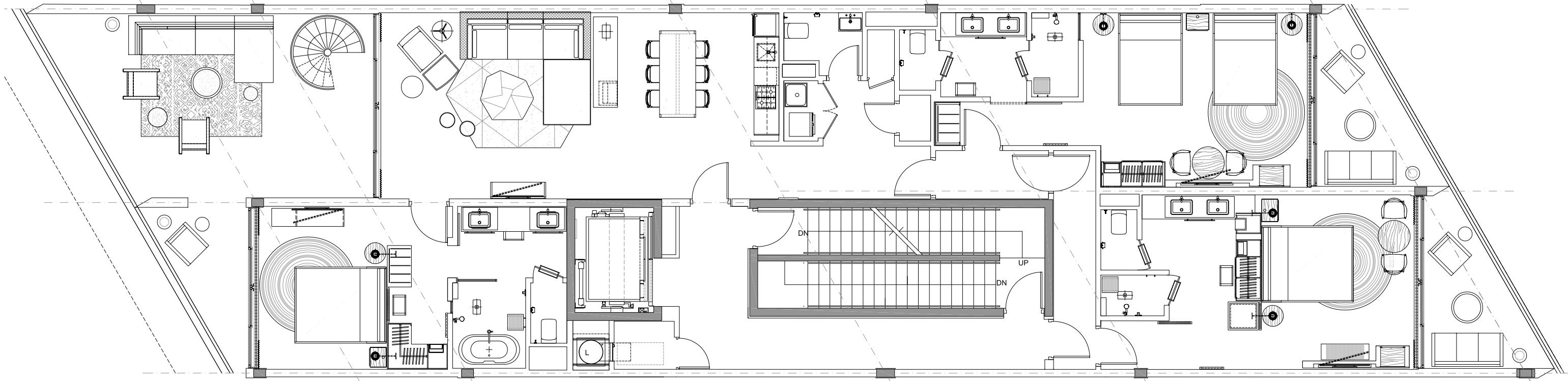
DESCRIPTION

Bedrooms — 4
Bathrooms — 4.5
Terrace — 6

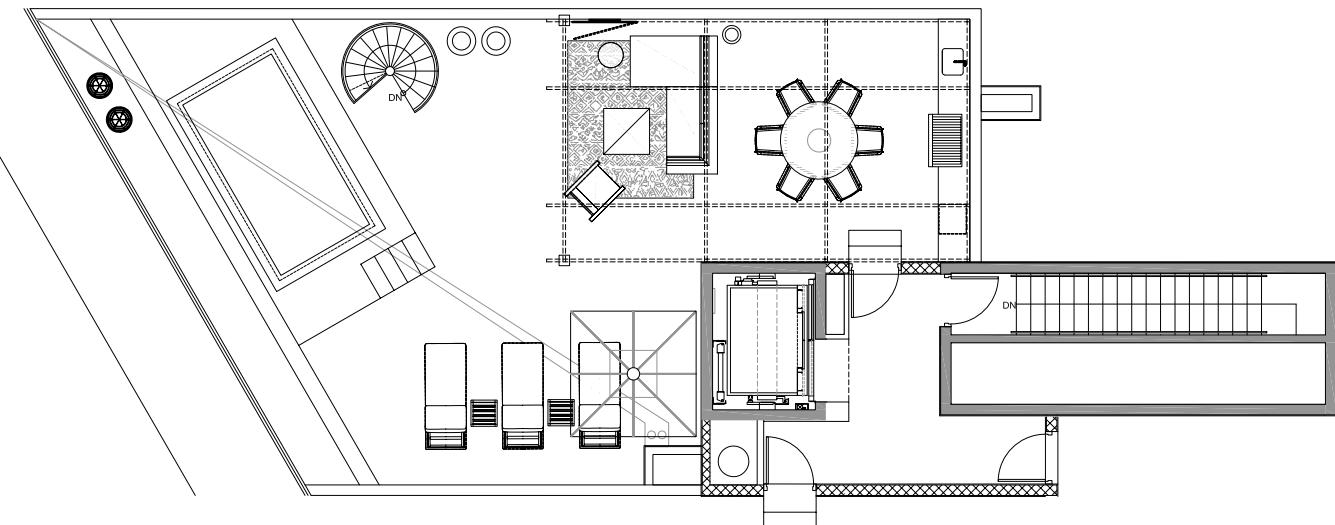
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THREE BEDROOM PENTHOUSE

PHF - Ocean View



Rooftop Terrace



SIZE

Interior Area — 2,070 Sqft

Exterior Area — 814 Sqft

Roof Top Living — 1,258 Sqft

Total Area — 4,142 Sqft

DESCRIPTION

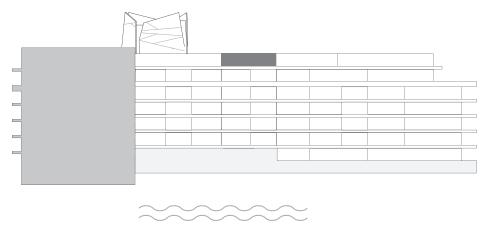
Bedrooms — 3

Bathrooms — 3.5

Terrace — 3

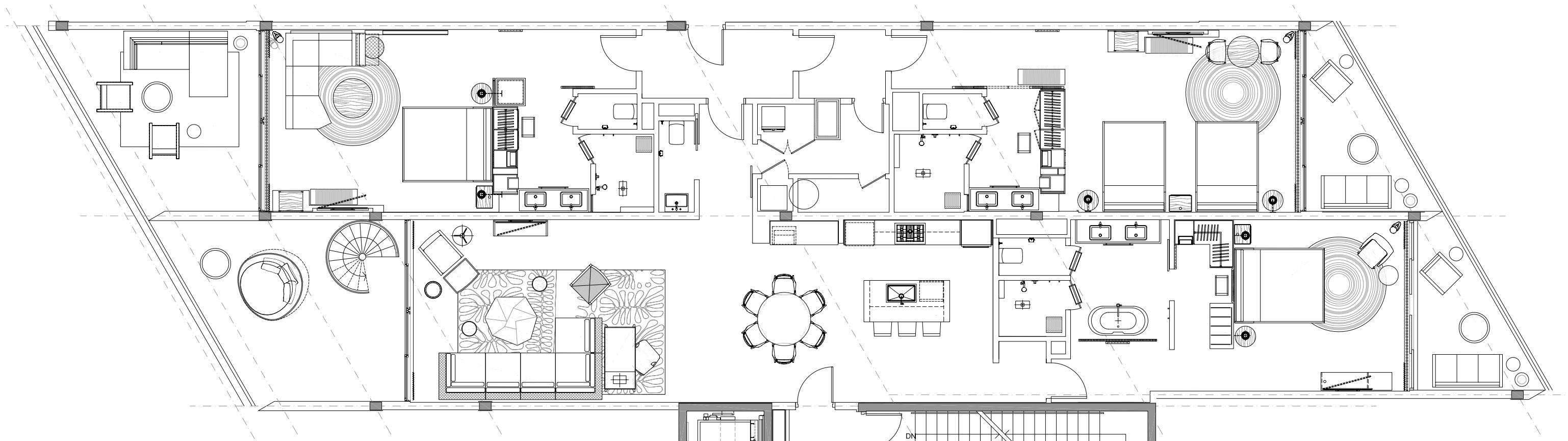
Proposed Floorplan. Design and prices are subject to change at any time and without notice.

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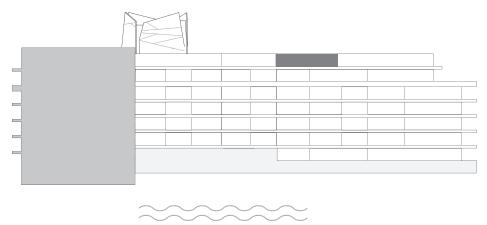
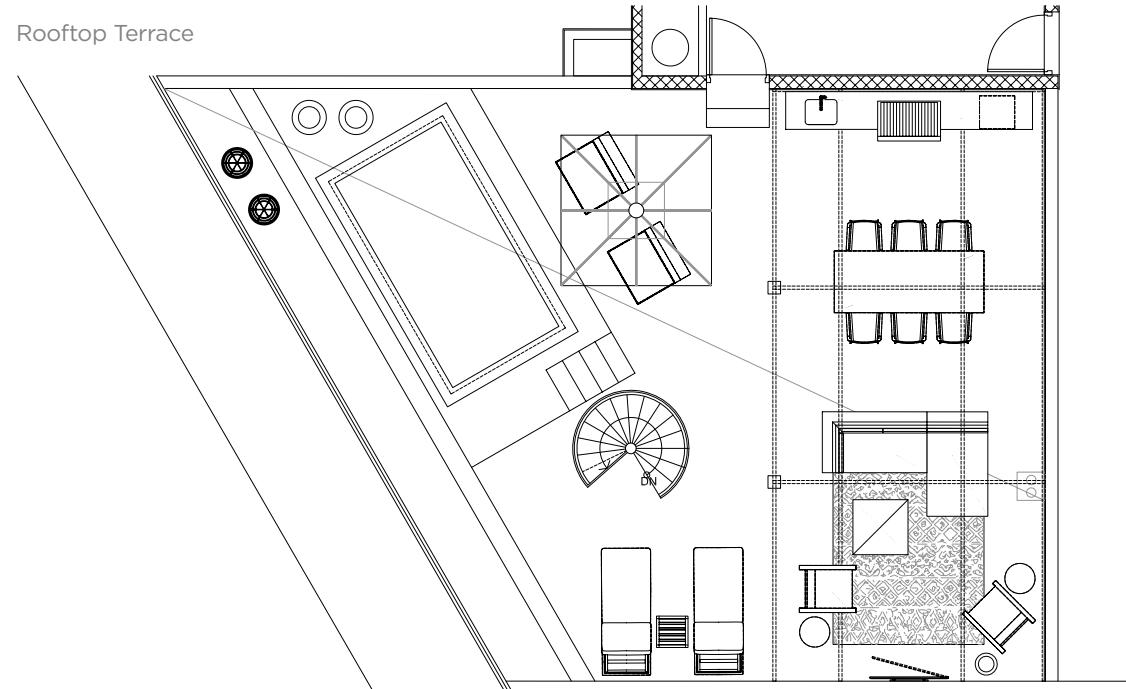


THREE BEDROOM PENTHOUSE

PHG - Ocean View



Rooftop Terrace



SIZE

Interior Area — 2,754 Sqft
Exterior Area — 771 Sqft
Roof Top Living — 1,258 Sqft
Total Area — 4,783 Sqft

Proposed Floorplan. Design and prices are subject to change at any time and without notice.

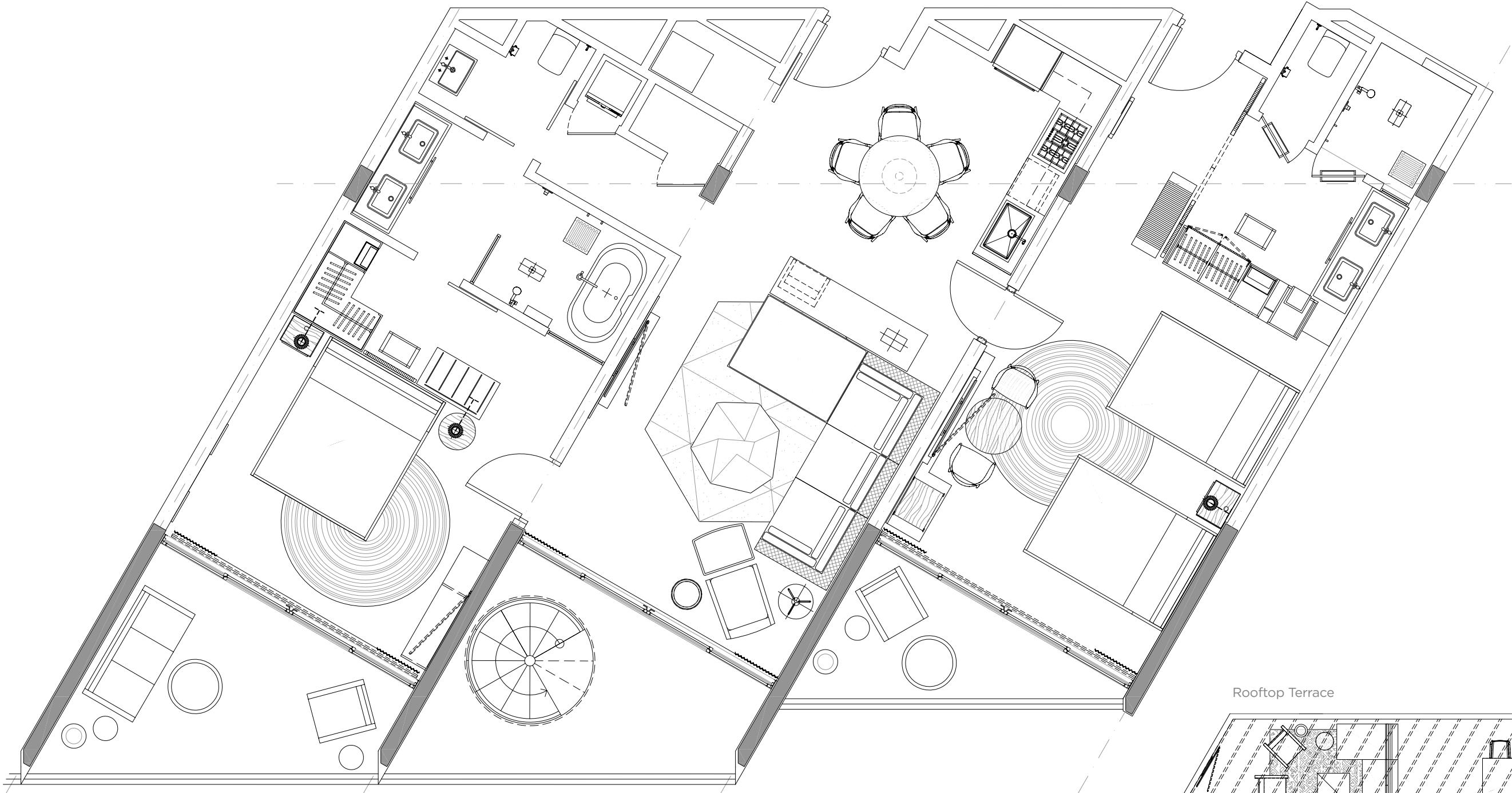
DESCRIPTION

Bedrooms — 3
Bathrooms — 3.5
Terrace — 3

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TWO BEDROOM PENTHOUSE

PHD - Ocean View



SIZE

Interior Area — 1,428 Sqft

Roof Top Living — 1,628 Sqft

Total Area — 3,057 Sqft

DESCRIPTION

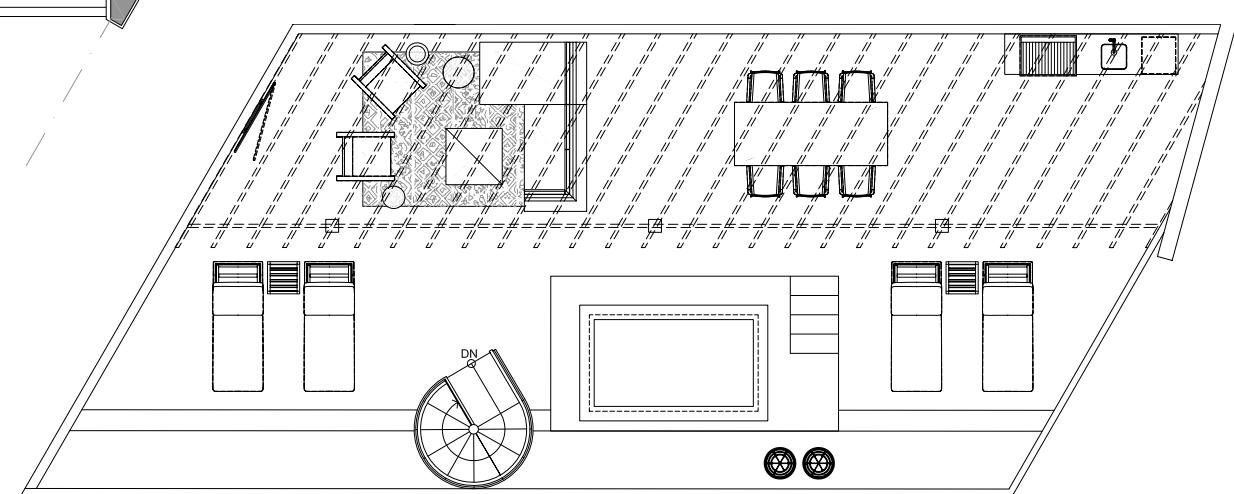
Bedrooms — 2

Bathrooms — 2.5

Terrace — 3

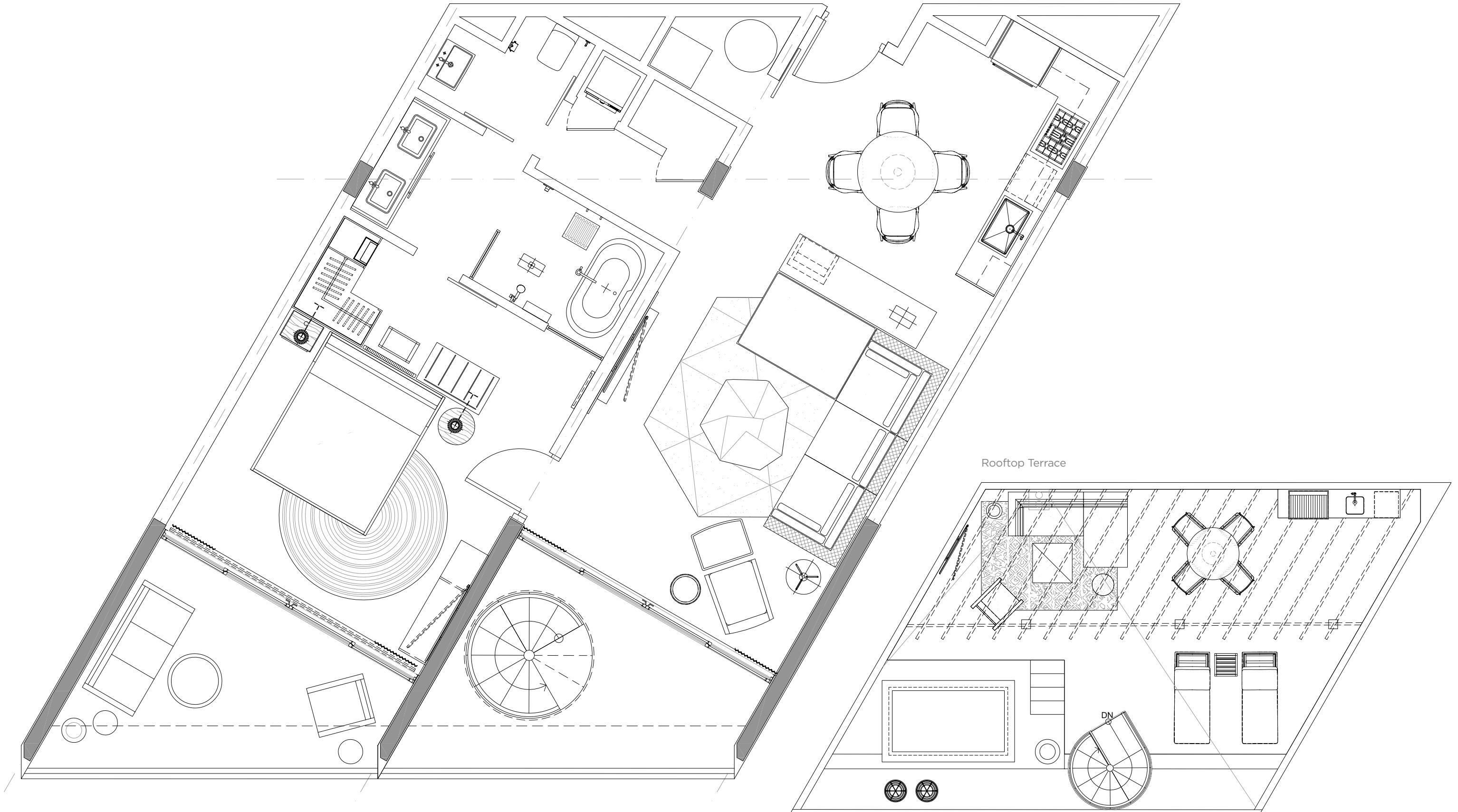
Proposed Floorplan. Design and prices are subject to change at any time and without notice.

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ONE BEDROOM PENTHOUSE

PHC - Ocean View



SIZE

Interior Area — 963 Sqft
Roof Top Living — 1,430 Sqft
Total Area — 2,393 Sqft

Proposed Floorplan. Design and prices are subject to change at any time and without notice.

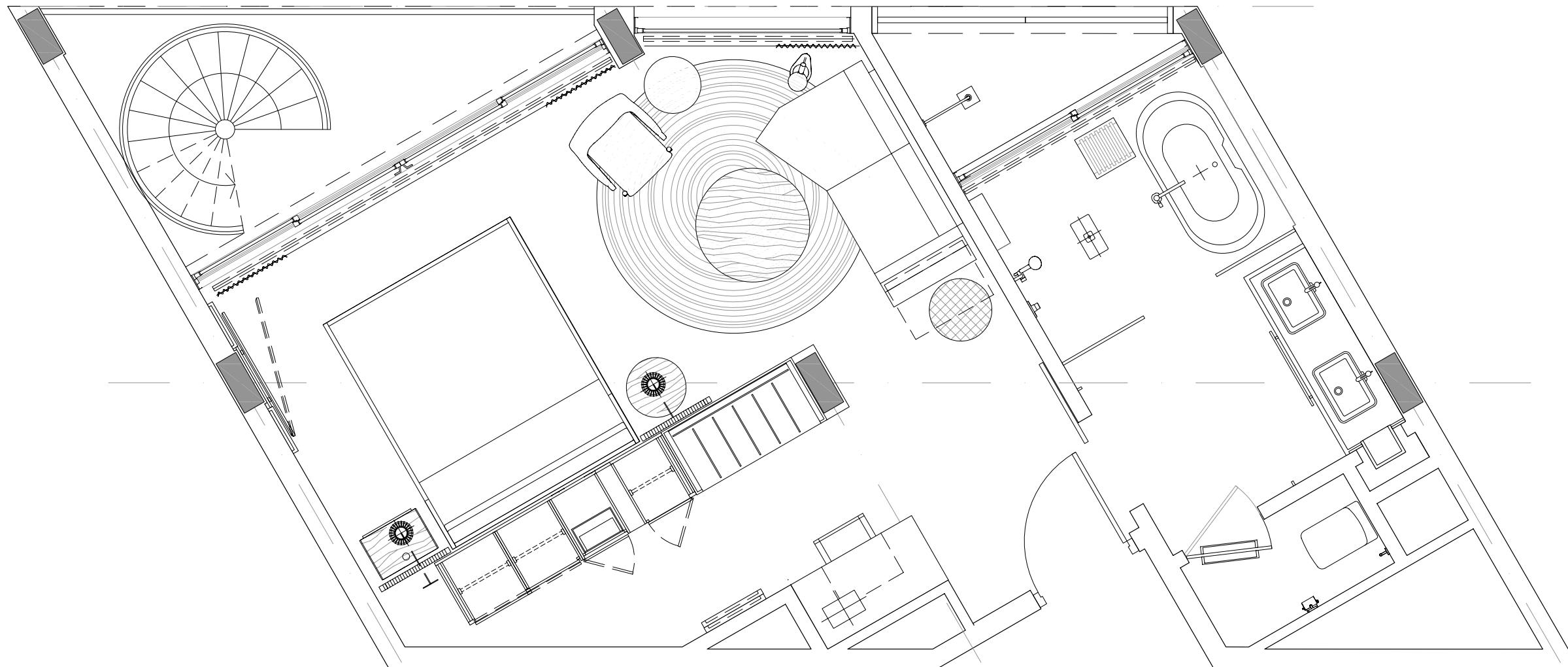
DESCRIPTION

Bedrooms — 1
Bathrooms — 1.5
Terrace — 1

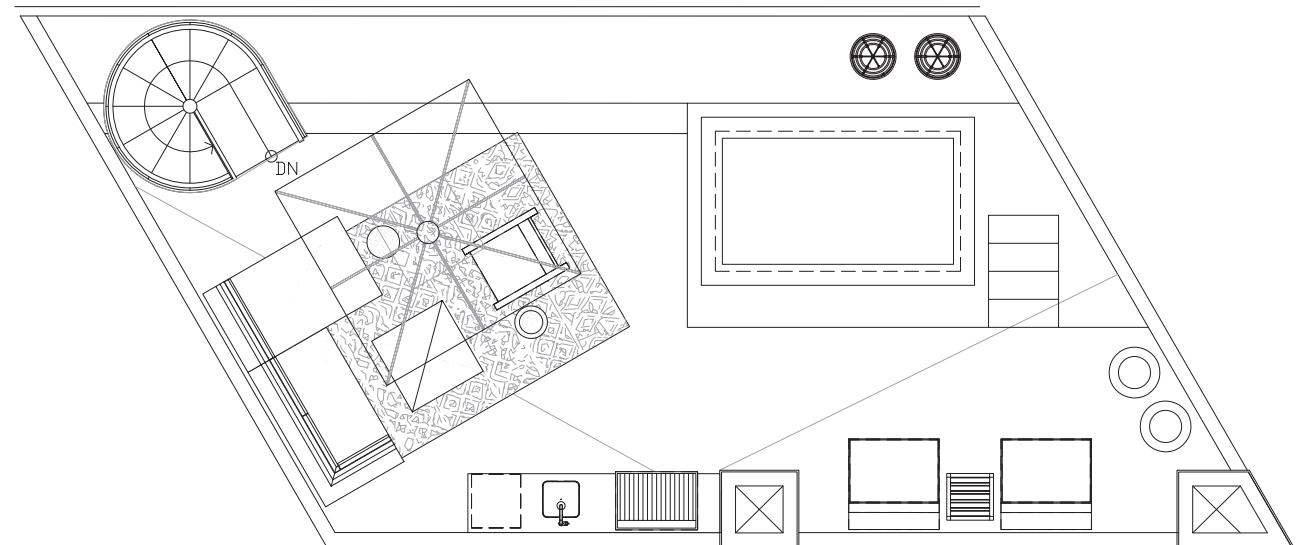
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STUDIO LOFT PENTHOUSE

PHA - Ocean View



Rooftop Terrace



SIZE

Interior Area — 550 Sqft
Exterior Area — 731 Sqft
Total Area — 1,281 Sqft

Proposed Floorplan. Design and prices are subject to change at any time and without notice.

DESCRIPTION

Bedrooms — 1
Bathrooms — 1
Terrace — 1

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INTERIOR FEATURES

- Spanish porcelain styled to appear as a polished cement floor
- High-design accent wall coverings
- Specialized engineered solid wood doors with brushed stainless steel hardware
- Elegant interior architectural details
- Custom millwork throughout
- Smart-home ready
- Wired for high-speed internet, WiFi, TV, and phone
- Custom floor-to-ceiling and wall-to-wall hurricane sliding glass doors/windows
- Each residence is individually metered
- Built-in safe in each closet
- Ceiling heights starting at 10 feet

BATHROOM FEATURES

- Walk-in wet room in master bathroom with free-standing soaking tub
- Rain and hand-held showerhead
- Porcelain mosaic floors and glazed porcelain mosaic walls in wet room
- Vanity with quartzite tops and under-mounted vitreous china sink
- Toilet with dual-flush and slow-closing seat
- Chrome bathroom hardware, fixtures, and accessories
- Signature Hardware three-jet outdoor shower panel (in select residences)





WORLD OF HYATT ®

The World of Hyatt program is geared toward business and leisure travelers who visit major cities within the United States, Canada, Europe, Mexico and Asia. The Hyatt portfolio comprises more than 700 properties worldwide, with hotels concentrated in major U.S. destinations like Atlanta, Chicago, New York and San Francisco. The network of brands includes Hyatt Regency, Andaz, Park Hyatt and Grand Hyatt, among others. As a World of Hyatt member, you will accumulate points to use for free nights, room upgrades, airline miles, car rentals and dining and spa services. For more information about the World of Hyatt program and how you can become a member visit world.hyatt.com

VISION AND DEVELOPMENT TEAM

VISTA DEVELOPMENT, LTD. Project Developers

Vista Development, Ltd. was formed in 2014 as a single purpose entity to acquire the land for Andaz Turks & Caicos at Grace Bay. It is the Turks and Caicos sister company to ProNet Capital, LLC, a Colorado Limited Liability Company with headquarters in Denver, Colorado. ProNet is a boutique private equity and real estate development firm that was founded in 2000 by R. Matt McDonald and W. Scott Boatman and was joined by Jonathan Siegel in 2004.

ProNet was originally created to serve the unique financial and investment needs of professional athletes, entertainers, and other high-income individuals. The company has since branched out to develop luxury resort real estate and co-develop major projects from acquisition through construction. Its long history of real estate development and investment projects, ranging from multi-family to hospitality, has a primary focus in the Caribbean market. Together, the principals of ProNet offer over 50 years of real estate investment and development experience.

ProNet's involvement in Turks and Caicos began with an initial passive investment into the original Grace Bay Club, which at the time was a twenty-room hotel. After the success of the Grace Bay Club, ProNet was introduced to the original developers of West Caicos (Logwood Development Group, Ltd.) and became more active in the area. Between 2003 and 2012, ProNet, in partnership with the Provo Fund, LP, was deeply involved in the evolution of West Caicos into Molasses Reef, a Ritz-Carlton Reserve and the successful recapitalization and restructuring of the project.

ProNet was also the first developer to bring new luxury villas to the north shore area of Providenciales in Turks and Caicos, including the 7,600+ square foot Mother's House, which achieved 2017's highest resale price at \$7.625 million. The principals offer over 50 years of real estate investment and development experience.

RAD ARCHITECTURE INC. Architecture

RAD Architecture Inc. is a design firm specializing in hospitality, commercial, and residential projects. This boutique firm offers clients a wide range of design services with personalized attention to detail. RAD is dedicated to providing innovative design solutions while respecting its clients' economic, marketing and aesthetic goals. Every project undertaken by the firm is treated individually, and benefits from the years of hospitality, residential and commercial design experience RAD principals and associates bring to their work. The unique design created by RAD reflects the culture and atmosphere of their locations, and at times, the themes requested by their clients. Notable projects include The Shore Club Turks and Caicos, The Regent Palms TCI, Freedom Bay Six Senses St. Lucia, Westin Le Paradise St. Lucia.

MODUS OPERANDI A+D, INC. Interior Design

Modus Operandi A+D, Inc. is an international design firm based in Fort Lauderdale, Florida, with core expertise in the design of luxury hotels, resorts, and condominiums. The firm's principal, supported by a team of exceptional architects and interior designers, brings clients 30 years of experience in the design arena, including a body of work comprised of some of the most exclusive, innovative, and unique hotel properties from around the world. Past and present clients include Hyatt International, Hilton Hotels, Four Seasons Hotels, Capella Hotels, and Shilla Hotels, among others. Modus Operandi was established with the goal of providing its clients personalized and exceptional service and design. The firm has purposely remained small, allowing the principal direct, focused, and continuous involvement in each project the firm undertakes. In addition to the core of professionals based in its Florida offices, Modus Operandi has the support of two licensed architects in Madrid, Spain. Modus Operandi approaches each new commission as a unique opportunity to create integrated environments that have their own personality while reflecting the spirit of their locale and are beautiful, effective, and functional.



SALES GALLERY

Le Vele Plaza, Grace Bay Road, #E103
Providenciales, Turks and Caicos Islands

T 1303 249 7729
www.andaztcresidences.com

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This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised property can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. ☎

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Facilities and amenities may be part of the Andaz Turks and Caicos at Grace Bay or, separately, the Andaz Turks and Caicos Residences at Grace Bay. Usage of facilities will be subject to strata documents and cost of maintenance, usage and replacement may be charged as part of the homeowner's assessment or payable upon usage.

