



SEVEN STARS RESORT
Grace Bay Beach

Turks &
Caicos

Sotheby's
INTERNATIONAL REALTY



PROPERTY DESCRIPTION

With unrivaled specifications and amenities, Seven Stars defines a new standard in luxury resort living for the Turks & Caicos Island. This stunning resort is located in the heart of world award winning Grace Bay Beach, within easy walking distance to a myriad of shops, bars and restaurants. Designed by renowned architect and artist Robert Swedroe (Fisher Island), and expertly built by international contractor Ashtrom International, Seven Stars dissolves the border between the tropical vernacular and modern luxury living.

This extraordinary condominium complex consists of 81 spacious studio, one, two, three, and four bedroom luxury residences – enjoying generous ocean frontage and spectacular views of Grace Bay. The residences are encased in three thoughtfully designed residential buildings, complete with assigned underground car parking and storage, multiple elevators, trash and laundry chutes and every amenity imaginable. The studio, one, two, three and four bedroom layouts have been carefully designed to optimize the splendid outlook

over Grace Bay. The residential mix consists of 12 ocean view (2,043 SF) two bedroom units with a popular lock off suite and balcony; 6 ocean view, two bedroom plus den units (2,515 SF), with two ocean front master suites, one of which is a lock off suite; 24 beachfront signature Type B three bedroom Grand residences (2,873 SF) with two ocean front master suites, one of which is an ocean front lock off; 12 ocean front three bedroom Type G units (2,672 SF), with lock off double room wing; 12 ocean front four bedroom units (3,372 SF), with one ocean front studio lock off plus lock off double room wing; and 12 studios (700 SF) with smashing ocean views.

The property facilities and amenities include magnificent heated central pool, beach front favorite THE DECK, Sand Dollar Pool Bar and Grille and Seven restaurant, bar and lounge, plentiful beach toys, lobby / reception, offices, meeting room, Fitness Center, Spa, Shooting Stars Children's play area, Front gate house and highly sophisticated security.

Seven Stars is truly a comprehensive luxury resort on Grace Bay



LAYOUTS AND INTERIORS

The Residences at Seven Stars provide generous amounts of ocean frontage, ranging from 31' for the two bedroom units to over 100' in the penthouses. All residences face the ocean and have at least one ocean view master suite, though many have two that overlook the beach. Thoughtfully designed lockout suites are a signature at Seven Stars and provide owners with flexibility of use and rental income. Floor to ceiling sliding glass doors are another Seven Stars signature as are the unrivaled bathrooms and kitchens, and spacious balconies.

RESORT MANAGEMENT

Seven Stars is owned and operated by Seven Stars Investment Group, which is comprised entirely of Seven Stars property owners. This structure has become a model in the region and has created a close knit, cohesive group of owners and an effective ownership and management structure with shared goals and values. Led by Managing Director Ken Patterson (who has initiated many facility and operational improvements), and marketed by highly successful Bryan Guillot, President of Thomas Lee Group, Seven Stars is shining brightly, and is on the move in terms of occupancy and rental income growth, and international perception. Finally, Seven Stars boasts a highly satisfied owner base. In fact, they liked it so much, they bought the company!



FACILITIES, AMENITIES AND SERVICES

Seven Stars is a truly a comprehensive luxury resort. Its facilities include the signature 5,000 sq ft heated pool, three food and beverage operations (The Deck, a highly popular Beachfront Bar and Lounge, Sand Dollar Pool Bar & Grille, and SEVEN bar, restaurant and lounge), two championship lighted tennis courts, spa and fitness center, Shooting Stars Kids club and play area, beachfront yoga lawn, non-motorized water sports, business center and a host of other amenities.

LOCAL EXPERTS WORLDWIDE:

Turks & Caicos Sotheby's International Realty is the leading luxury brokerage in the Turks & Caicos Islands and is the on-site real estate brokerage at Seven Stars. Led by President Joe Zahm, TCSIR is the acknowledged leader in the luxury condominium industry and luxury real estate market, and has been a major influence in the concept and design of Seven Stars as well as many other resorts on Grace Bay. Our international team of local experts combined with the iconic brand of Sotheby's International Realty and its vast international marketing and referral network, provides a unique and powerful advantage to buyers, sellers and investors in Turks & Caicos Real Estate.

TCSIR benefits locally from well located sales centers, including our on-site office, flagship office on Grace Bay Road, and our Grace Bay Club office. International opportunities include www.sothebys.com auction site, www.sothebysrealty.com global web site, The Wall Street Journal and New York Times web initiatives.

SEVEN STARS RESORT GRACE BAY BEACH

Turks & Caicos Islands

Specifications:

- High - end fixtures and finishes
- GE Monogram kitchen appliances
- Snaidero kitchen and bathroom cabinets
- Marble floor tiles and wall tiles in the bathroom
- 10' high ceilings and sliding doors

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