

THE VILLAS AT BLUE MOUNTAIN

An Award Winning Oceanfront Community





your private beach

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our awards are only part of the story

EXPERIENCE BLUE MOUNTAIN The Villas at Blue Mountain is an exclusive oceanfront community of ten luxuriously appointed homes on the island of Providenciales. This secluded, yet central private hillside community is 5 minutes from the airport or shopping and just a short drive from the challenging Provo Golf Club. Its unique position on the Island affords views of both the East and West points of Providenciales. This private enclave has breathtaking views of the barrier reef and the brilliant turquoise waters beyond. The Villas at Blue Mountain boast the most enviable amenity to be found on a tropical island - their own secluded beach.

YOUR ISLAND LIFESTYLE The Villas at Blue Mountain offer the discerning purchaser an elegant private tropical lifestyle. The homes are contemporary West Indian in design with every modern convenience provided to enhance your island experience. Unlike impersonal multi-storey condominiums, our villas are separate and have their own beautifully designed signature pools, so you won't have to fight for a chaise. Meander down to the private beach under sculptural rock formations and gently swaying palms. Don your snorkeling gear and swim in waters teeming with exotic fish and coral just off shore or while away the day in the shaded picnic areas and gazebo at the beach. From your large pool terrace you can hear the roar of the surf on the reef, have friends over for a barbeque, or relax and watch luxury yachts and sport fishing boats heading out to sea. Throw open your elegant French doors to capture the gentle ocean breezes. A Villa at Blue Mountain can be your tropical haven for family and friends.

a picture is worth a thousand words...



the breathtaking vista from The Villas at Blue Mountain

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The Turks & Caicos Islands represent a unique island archipelago. A British Overseas Territory they use the US Dollar as their national currency. There is no income tax and no capital gains tax. Further enhancing life in the Turks & Caicos the islands are blessed with an ideal year-round climate and proximity to the United States for ease of travel. The Turks & Caicos Islands are rapidly becoming a sought after destination for those travellers who demand the very best in a peaceful relaxing setting. Providenciales is home to many fine restaurants and has one of the most challenging golf courses in the Caribbean.



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THE VILLAS Each of these beautifully appointed homes overlooks the spectacular turquoise waters of the north shore. Villas range in size from 3700 sq. ft. to more than 6,000 sq. ft.. Each has been carefully situated within no less than a half acre of lavishly landscaped property to ensure your privacy. Other highlights include gourmet kitchens, security systems, wiring for high-speed internet and satellite TV and covered parking. There are five villa styles each designed to take full advantage of its particular lot and the spectacular views beyond, and a range of luxury finishes from which to choose so that you can personalize your villa. The Villas at Blue Mountain will have the community amenities you expect such as paved roads, sidewalks and lighting so that you can go for an after dinner stroll in the cool of the evening.



OWNERSHIP The Villas at Blue Mountain offer the privacy of a freestanding home and the ease of ownership of a condominium. Your villa will be managed by our professional management company. We will fully maintain your villa and property - you will never have to worry about your swimming pool or landscaping. If you wish, we can rent your villa to discerning vacationers to earn income when you are not in residence.



luxuriously appointed
and yet relaxed,
this dramatic villa
features a soaring
25 foot vaulted ceiling
in the great room and
an expansive terrace
for entertaining



- Unobstructed oceanview
- Over 4065 square feet of air-conditioned living space
- Total covered area 5732 s.f.
- 4 bedroom / 5.5 bath
- 25' high vaulted ceiling in great room
- 36' wide view from great room
- Signature pool with pool room

Lot 6

Offered at US\$3,400,000 furnished
Ready for Occupancy

The Kingfisher

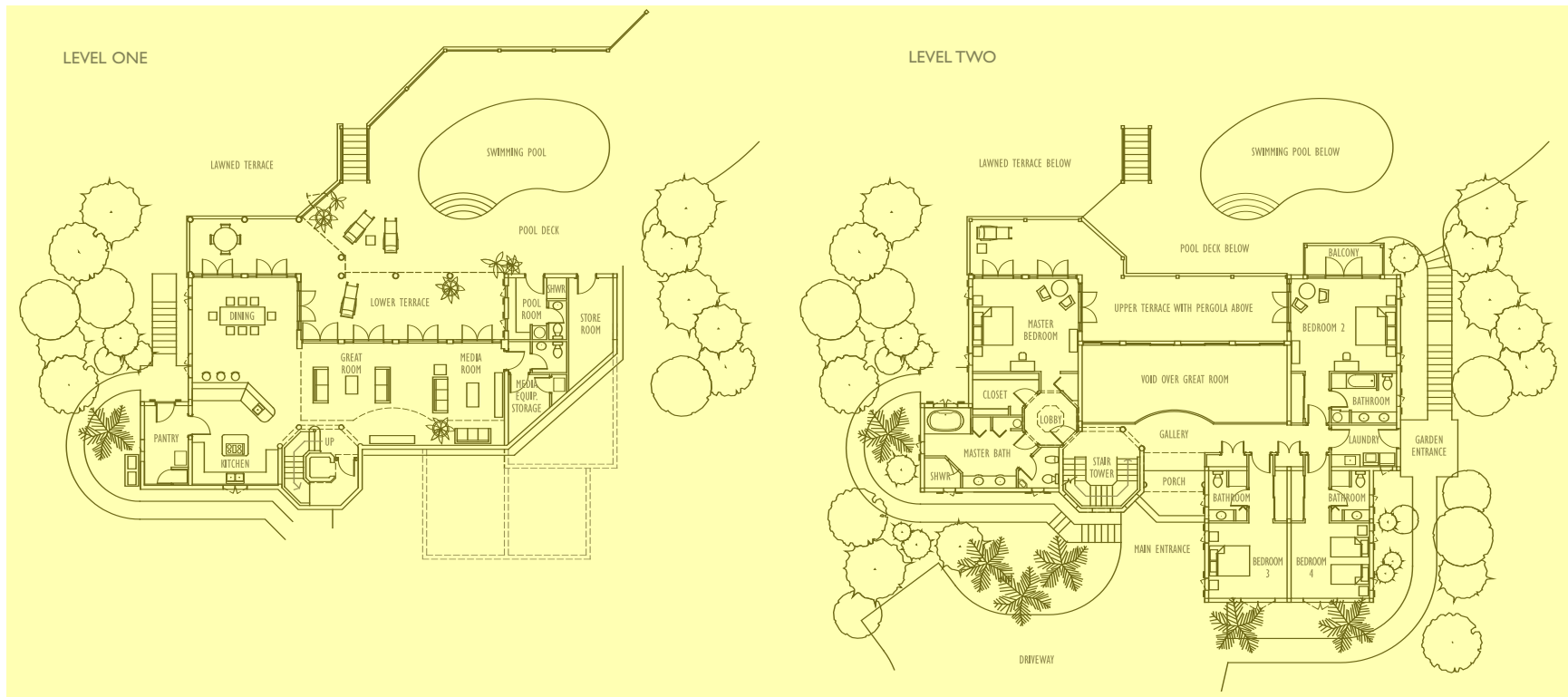
A modern West Indies classic, The Kingfisher is beautifully situated on a hillside half acre of paradise with unobstructed ocean views. This elegant new home is scheduled for completion in 2006. The Kingfisher has been designed by renowned architects, John Redmond Associates. With more than 4,000 sq. ft. of exquisitely finished indoor living space The Kingfisher boasts 10 foot ceilings throughout and a spectacular great room with ceilings soaring to 25 feet. The vaulted ceiling and open plan of this elegant villa bring the spectacular north shore view right to your feet.

The Kingfisher has four spacious bedrooms all with ensuite bathrooms, the two large master suites face the ocean providing breathtaking views and cooling gentle ocean breezes. Other highlights include a gourmet kitchen with a large walk-in pantry, a wine cellar, a dining room facing the ocean, lush eco-friendly landscaping, security system, wiring for high-speed internet and satellite TV and covered parking. Further enhancing your tropical dream, The Kingfisher has expansive outdoor terraces, a designer pool with outdoor kitchen and wet bar. Combined this open floor plan provides almost 6000 sq. ft. of elegant living and entertaining space.



THE VILLAS AT BLUE MOUNTAIN

The Kingfisher Floor Plans and Specifications



- Four spacious bedrooms, all with ensuite bathrooms
- Great Room vaulted ceiling
- Multi-zone high efficiency central air-conditioning
- Monitored security system with multiple CCTV cameras

- Wiring for high speed internet and satellite TV
- Gourmet kitchen with a suite of GE Monogram appliances, wine cooler, granite counters, walk-in pantry and custom cabinetry

- Outdoor kitchen with stainless steel gas grill and wet bar
- Travertine marble floors throughout
- 10' ceilings where not vaulted
- Kohler Performance showers and Spa tubs

- Dade County hurricane rated windows throughout
- Spanish Tile roof
- Large covered terrace
- Covered parking
- Eco friendly landscaping
- Private full size pool

The interiors of The Kingfisher have been professionally designed by New York/Provo based design firm Fenimore Rosenberg Kolb to capture the essence of your tropical island lifestyle in an elegant and tranquil way.

THE VILLAS AT BLUE MOUNTAIN

Residence fact sheet



an outdoor
secondary kitchen
combines with the
expansive terrace and
the oversized pool
to create the
ultimate
entertaining area



- Elegant multi-level floor plan
- Unobstructed oceanview
- Over 3043 square feet of air-conditioned living space
- Total covered area 3942 s.f.
- 4 bedroom / 4.5 bath
- Walkway to ocean
- Signature swimming pool

Lot 8
Offered at US\$3,000,000

The Osprey

The Osprey is beautifully situated on a spectacular half acre of oceanview paradise. Construction by Providenciales' foremost custom home builder, KBC Ltd., ensures that this home will be built to the highest quality specifications and constructed with the finest quality materials. Spanning more than 3000 square feet this villa boasts 10 foot ceilings throughout and a ceiling which soars to 27 feet in the Great Room. The open floor plan brings the beauty of Provo's North shore and barrier reef into your home. A luxurious master suite on the second level is accessed by a turreted staircase. This lovely suite enjoys views from its own private terrace. Three further spacious bedrooms all with ensuite bathrooms are imaginatively laid out on the first level. Other highlights include an ocean facing gourmet kitchen and dining room, professionally designed eco-friendly landscaping, a security system, wiring for high speed internet and satellite TV and covered parking. Expansive outdoor spaces including signature swimming pool is complimented by an outdoor kitchen with a wet bar. Combined with the open floor plan your total living and lounging area is nearly 7000 sq. ft.

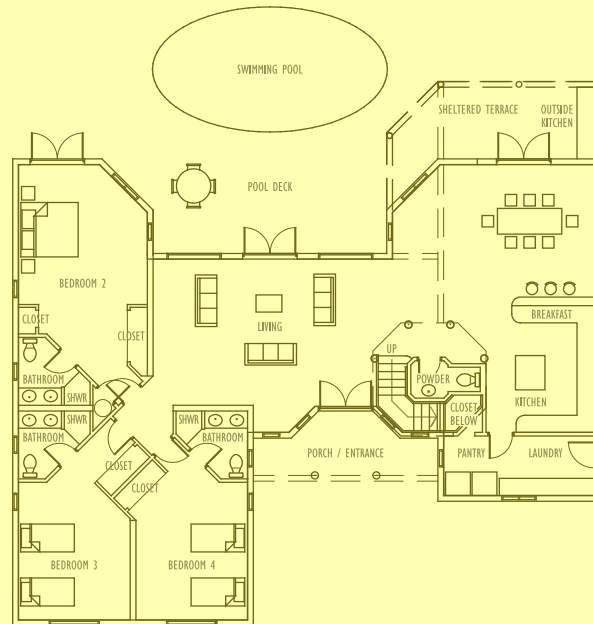


THE VILLAS AT BLUE MOUNTAIN

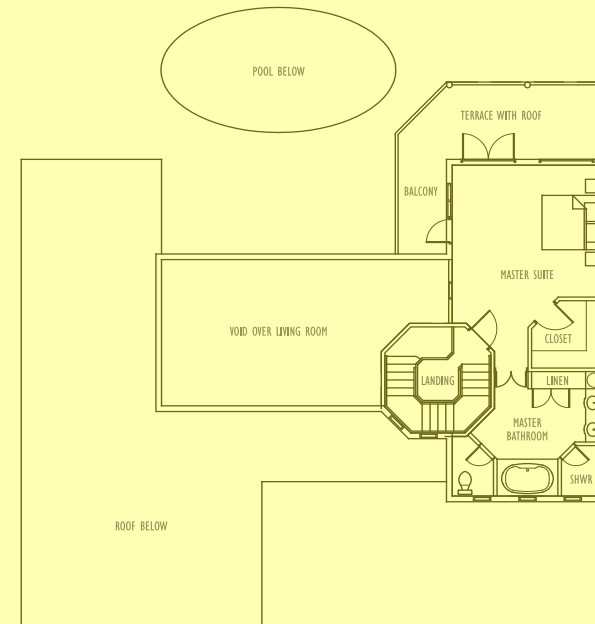
The Osprey Floor Plans and Specifications



LEVEL ONE



LEVEL TWO



- Four spacious bedrooms, all with ensuite bathrooms
- Great Room vaulted ceiling
- Multi-zone high efficiency central air-conditioning
- Monitored security system with multiple CCTV cameras

- Wiring for high speed internet and satellite TV
- Gourmet kitchen with premium appliances, professional grade gas range, wine cooler, granite counters, walk-in pantry and custom cabinetry

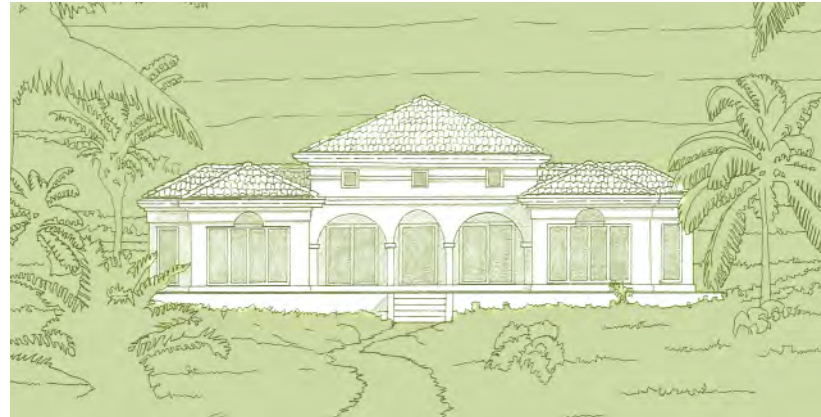
- Outdoor kitchen with stainless steel gas grill and wet bar
- Travertine marble and hardwood floors throughout
- 10' ceilings where not vaulted
- Kohler Performance showers and Spa tubs

- Dade County hurricane rated windows throughout
- Spanish Tile roof
- Large covered terrace
- Covered parking
- Eco friendly landscaping
- Private full size pool

- Options
- Furniture package
 - Spa on pool deck



beautiful doors
and palladian
windows bring the
breathtaking views
of the reef and
the sea right
to your feet



- Expansive single story floor plan
- Over 3093 square feet of air-conditioned living space
- Total covered area 3731 s.f.
- Unobstructed oceanview
- 4 bedroom / 4.5 bath
- Walkway to ocean
- Signature swimming pool

Lot 3
Offered at US\$4,000,000

The Whimbrel

With an elegantly proportioned facade and flanking wings, The Whimbrel is discretely situated overlooking the ocean with dramatic views. The Whimbrel features more than 3,600 sq. ft. of exquisitely finished living area on one floor. The focal point of this remarkable house is the central living/dining area with the adjoining pool area and views beyond. This centred layout allows for dual oceanfront master suites and a sheltered terrace area. The Whimbrel has 10 foot ceilings throughout and a vaulted ceiling in the great room. The open plan of this thoughtfully designed villa brings the beauty of the North shore into your home.

The Whimbrel has four spacious bedrooms all with ensuite bathrooms, the two large master suites face the ocean providing breathtaking views and cooling ocean breezes. Other highlights include a gourmet kitchen, a dining room facing the ocean, eco-friendly landscaping, security system, wiring for high-speed internet and satellite TV and covered parking. Expansive outdoor terraces, a designer pool with outdoor kitchen and wet bar give you unlimited entertaining abilities. Combined this open floor plan gives you almost 7000 sq. ft. of elegant living and entertaining space.



THE VILLAS AT BLUE MOUNTAIN

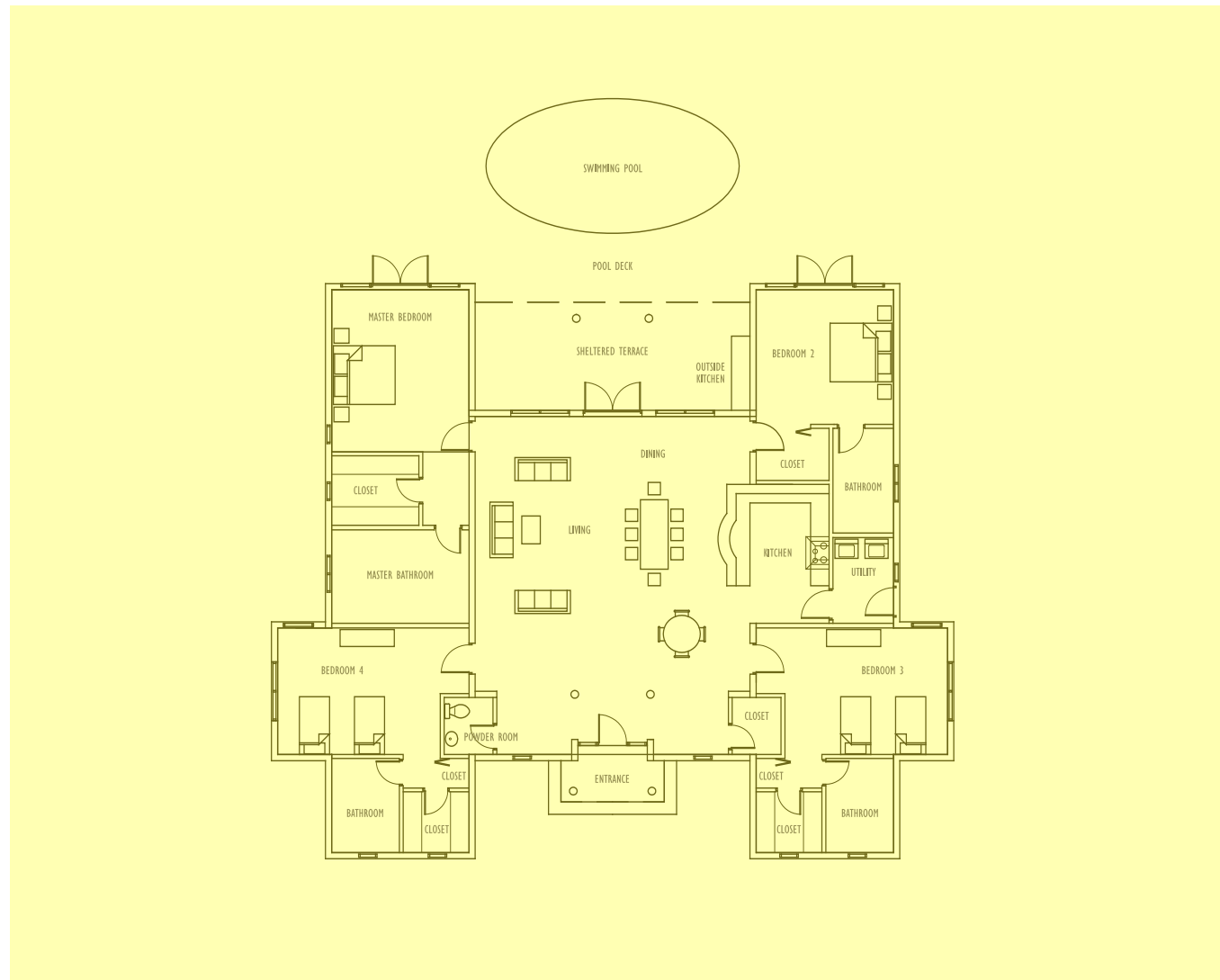
The Whimbrel Floor Plans and Specifications



- Four spacious bedrooms, all with ensuite bathrooms
- Great Room vaulted ceiling
- Multi-zone high efficiency central air-conditioning
- Monitored security system with multiple CCTV cameras
- Wiring for high speed internet and satellite TV
- Gourmet kitchen with premium appliances, prof. grade gas range, wine cooler, granite counters, walk-in pantry, custom cabinetry
- Outdoor kitchen with stainless steel gas grill and wet bar
- Travertine marble and hardwood floors throughout
- 10' ceilings where not vaulted
- Kohler Performance showers and Spa tubs
- Dade County hurricane rated windows throughout
- Spanish Tile roof
- Large covered terrace
- Covered parking
- Eco friendly landscaping
- Private full size pool

Options

- Furniture package
- Spa on pool deck

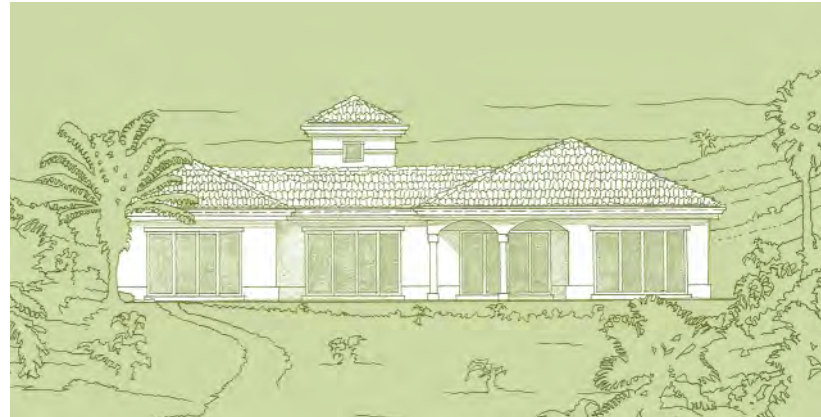


THE VILLAS AT BLUE MOUNTAIN

Residence fact sheet



this elegant tropical
residence features
a dramatic signature
infinity edge pool and
a truly monumental
3800 square foot
lounging terrace



- 122' Oceanfront
- Over 3277 square feet of air-conditioned living space
- Total covered area 3883 s.f.
- 4 bedroom / 4.5 bath
- Huge terrace
- Stunning 3,800 s.f. terrace Infinity edge swimming pool

Lot 4
Offered at US\$3,500,000

The Turnstone

The Turnstone is a delightfully sited oceanfront villa with unobstructed ocean views designed by noted architect John Redmond and built by Ken Brown the foremost custom home builder on Providenciales. With nearly 3,300 sq. ft. of exquisitely finished indoor living space The Turnstone has plenty of space in which to relax and enjoy the view. The Turnstone has four spacious bedrooms all with ensuite bathrooms. The grand master suite occupies its own side of the house and features an immense master bathroom suite and walk-in closet. Other highlights include a gourmet kitchen, a dining room with a covered terrace, eco-friendly landscaping, security system, wiring for high-speed internet and satellite TV and covered parking. Further enhancing your tropical dream, The Turnstone has an expansive outdoor terrace, a signature infinity edge swimming pool, outdoor kitchen and wet bar. The Turnstone's floor plan provides 3883 sq. ft. of total elegant living and entertaining space.



THE VILLAS AT BLUE MOUNTAIN

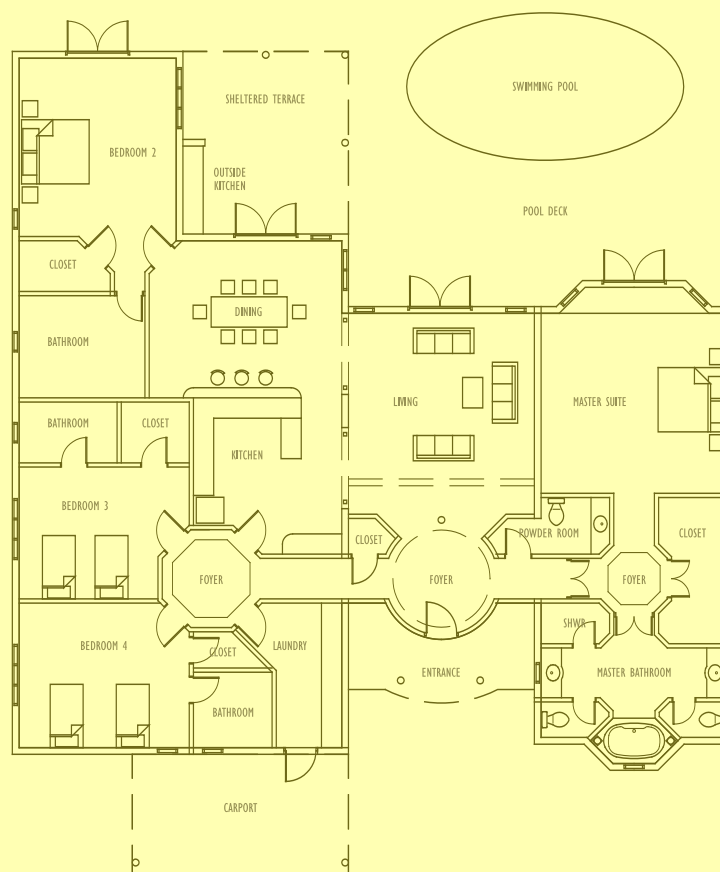
The Turnstone Floor Plans and Specifications



- Four spacious bedrooms, all with ensuite bathrooms
- Great Room vaulted ceiling
- Multi-zone high efficiency central air-conditioning
- Monitored security system with multiple CCTV cameras
- Wiring for high speed internet and satellite TV
- Gourmet kitchen with premium appliances, prof. grade gas range, wine cooler, granite counters, walk-in pantry, custom cabinetry
- Outdoor kitchen with stainless steel gas grill and wet bar
- Travertine marble and hardwood floors throughout
- 10' ceilings where not vaulted
- Kohler Performance showers and Spa tubs
- Dade County hurricane rated windows throughout
- Spanish Tile roof
- Large covered terrace
- Covered parking
- Eco friendly landscaping
- Private full size pool

Options

- Furniture package
- Spa on pool deck



THE VILLAS AT BLUE MOUNTAIN

Residence fact sheet



with wings that
are canted away
from one another
the unique design
of the royal tern
offers spectacular
ocean views and
added privacy



- Unobstructed oceanview
- Over 4,248 square feet of air-conditioned living space
- Total covered area 5485 s.f.
- 4 bedroom / 4.5 bath
- 27' high vaulted ceiling in great room
- 36' wide view from great room
- Signature pool

Lot 10
Offered at US\$3,250,000

The Royal Tern

The Royal Tern is located on a spectacular lot with commanding views of the reef and is caressed by the gentle sound of the sea. The Royal Tern has been thoughtfully designed to make the most of the astounding views. Each of its wings are turned away from each other affording increased privacy amongst the bedrooms. This unique feature has the added benefit of expanding the ocean views from the great room which soars to nearly 27 feet. The vaulted ceiling and open plan of this elegant villa bring the spectacular north shore view into your home.

Two large master suites on the second floor face the ocean and capture the cool ocean breezes. The west bedroom features an ensuite office/study for privacy. There are two additional bedrooms - each with ensuites on the ground floor. One of these bedrooms faces the ocean and opens directly onto the pool terrace. Other highlights include a gourmet kitchen with a large walk-in pantry, a dining room overlooking the ocean and pool terrace, eco-friendly landscaping, security system, wiring for high-speed internet and satellite TV and covered parking. The Royal Tern has expansive outdoor terraces, a designer pool with outdoor kitchen and wet bar. Combined this open floor plan encompasses nearly 6000 sq. ft. of elegant living and entertaining space.



THE VILLAS AT BLUE MOUNTAIN

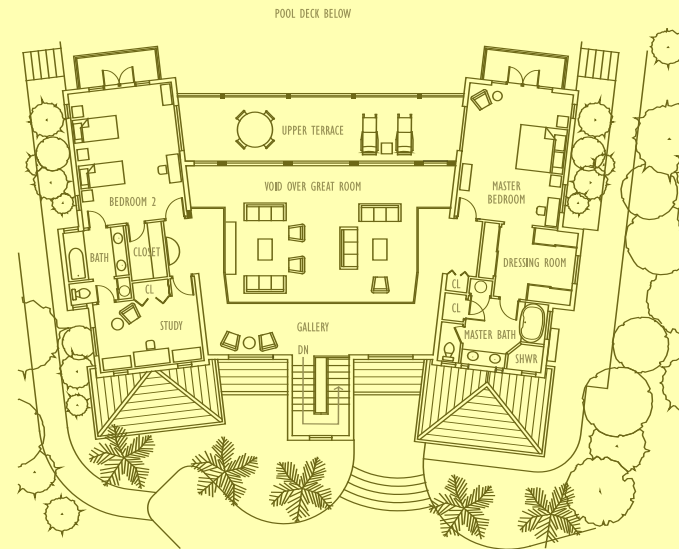
The Royal Tern Floor Plans and Specifications



LEVEL ONE



LEVEL TWO



- Four spacious bedrooms, all with ensuite bathrooms
- Great Room vaulted ceiling
- Office/study
- Multi-zone high efficiency central air-conditioning
- 10' ceilings where not vaulted

- Monitored security system with multiple CCTV cameras
- Wiring for high speed internet and satellite TV
- Gourmet kitchen with premium appliances, professional grade gas range, wine cooler, granite

- counters, walk-in pantry and custom cabinetry
- Outdoor kitchen with stainless steel gas grill and wet bar
- Travertine marble and hardwood floors throughout
- 10' ceilings where not vaulted

- Kohler Performance showers and Spa tubs
- Dade County hurricane rated windows throughout
- Spanish Tile roof
- Large covered terrace
- Covered parking

- Eco friendly landscaping
- Private full size pool

Options

- Furniture package
- Spa on pool deck

FOR FURTHER INFORMATION CONTACT:
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the villas at blue mountain is a remarkable enclave
of custom seaside villas affording its fortunate residents
outstanding views and privacy

