

WINDWARD

# TRANSFORMING ISLAND LIVING

PORTFOLIO

# WE ARE UNCOMMON

WE START BEYOND THE EXPECTED AND  
END WITH THE EXCEPTIONAL, ALTERING  
PERCEPTIONS AND LEADING CHANGE  
ALONG THE WAY.

As a creative developer and development consultancy with over 40 years of combined experience in the Turks and Caicos Islands, we have cultivated deep connections with our clients, partners, and the vibrant communities we serve.

We are built on doing what is right and take pride in everything we create. Our developments are more than properties, they are thriving environments where bold vision, thoughtful design, and unwavering commitment to excellence come together to redefine the possibilities of island living.

Our strength lies in the connections we build, valuing human relationships, and caring deeply about our team, our clients, and the lasting impact our projects have on people and communities.

Driven by creativity and innovation, we push boundaries to deliver developments that honor nature, inspire progress, and elevate island living. Whether crafting luxurious residences or curating vibrant communities, we are dedicated to delivering value beyond profit. Value that enriches lives, fosters partnerships, and transforms the future.

“WE ARE UNBELIEVABLY FORTUNATE  
TO BE IN A BUSINESS THAT SHAPES  
ENVIRONMENTS THAT INFLUENCE  
PEOPLE CONSTANTLY.”

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IVOR STANBROOK, CEO

Location	Properties
Long Bay Highway, Long Bay, Providenciales	92
Architect	Total Area
Blee Halligan	31 Acres

# SOUTH BANK



## Project Description

SOUTH BANK ENCAPSULATES OUR VISION OF A VIBRANT AND WELCOMING CARIBBEAN DESTINATION.

This fully managed residential resort and marina offers an exceptional mix of property types, along with resort amenities found nowhere else on the island.

Breaking from traditional Caribbean architecture, South Bank embraces contemporary design and relaxed sophistication, making it one of the most sought-after destinations in Turks and Caicos.

With four neighborhoods, a clubhouse, restaurant and bar, gym, spa, and unique lounging islands, South Bank delivers a distinctive lifestyle where architectural elegance meets waterfront living, creating a dynamic community designed for connection, relaxation, and exploration.

Location

South Bank, Long Bay  
Highway, Long Bay,  
Providenciales

Architect

Piero Lissoni

Properties

17



ARC



Project Description

LOCATED AT THE GATEWAY TO SOUTH BANK, ARC BY PIERO LISSONI RISES FROM THE RESORT BEACH, EXTENDING THE LANDSCAPE SKYWARD WITH A VISIONARY APPROACH TO COASTAL ARCHITECTURE.

Home to 17 uniquely designed Sky Villas, each featuring private, seamlessly connected landscaped Air Gardens, every residence offers sweeping views of the Caicos Bank and the vibrant South Bank lifestyle. ARC also boasts a restaurant and bar, gym, two pools, Jacuzzi, owner’s lounge, boardroom, garden firepits, and a boardwalk leading to cabanas on the pier.

With sky, sea, nature, and space as its signature, ARC is a landmark community in one of the Caribbean’s most coveted destinations.

Location  
South Bank, Long Bay  
Highway, Long Bay,  
Providenciales

Architect  
Blee Halligan

Properties  
38

# THE BOATHOUSES



## Project Description

LOCATED ON THE MARINA WATERFRONT, THE BOATHOUSES HAVE PRIVATE DOCKS DIRECTLY OFF A REAR TERRACE, ENSURING YOUR BOAT IS CLOSE AT HAND FOR WHEN THE OCEAN CALLS.

Designed around a signature pool and beautifully landscaped relaxation areas with loungers, hammocks, and private amenities, this thoughtfully crafted neighborhood offers a perfect blend of tranquility and community.

More than just a waterfront home, The Boathouses create a seamless connection between land and sea, offering a lifestyle designed for both exploration and relaxation.

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ACTIVE

Location  
South Bank, Long Bay  
Highway, Long Bay,  
Providenciales

Properties  
2

Total Area  
0.4 - 0.44 Acres

Architect  
Blee Halligan

#### Project Description

FOLLOWING THE SUCCESS OF THE OCEAN ESTATE PROPERTIES, THE BEACH VILLAS WERE DESIGNED TO COMPLEMENT AND ELEVATE THE COASTAL LIVING EXPERIENCE AT SOUTH BANK.

Positioned along the resort beach, these villas create a visual connection to ARC, reflecting its bold architectural language while embracing the essence of oceanfront living.

With expansive living and dining areas, five en-suite bedrooms with private terraces, and rooftop lounges with pools, these four-level villas deliver unmatched space for both relaxation and celebration, all while embracing the essence of oceanfront living.

The Beach Villas combine architectural sophistication with breathtaking ocean views, offering private retreats and open-air spaces that celebrate the beauty of the shoreline.

# BEACH VILLAS

PORTFOLIO

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WINDWARD

# OCEAN ESTATE

Location  
South Bank, Long Bay  
Highway, Long Bay,  
Providenciales

Architect  
Blee Halligan

Properties  
17

Total Area  
0.48 - 0.96 Acres

## Project Description

DESIGNED TO COMPLEMENT THE NATURAL BEACHFRONT OF LONG BAY AND THE IRON SHORE, THIS EXCLUSIVE COLLECTION OF 19 RESIDENCES COMPRISING 5 PROPERTY TYPES OFFER EXPANSIVE LAYOUTS, PRIVATE POOLS, AND UNINTERRUPTED VIEWS OF THE CAICOS BANK.

Every residence within the Ocean Estate is crafted to provide seamless indoor-outdoor living, with open terraces and direct water access that celebrate the essence of coastal luxury. Each home is equipped with Italian-designed Arclinea kitchens and premium appliances from renowned brands such as Gaggenau or equivalent, ensuring top-tier performance and style. The interiors showcase large-format porcelain floor tiles, enhancing the elegant and modern aesthetic.

SOLD OUT

Location  
South Bank, Long Bay  
Highway, Long Bay,  
Providenciales

Properties  
18  
  
Total Area  
0.24 - 0.55 Acres

Architect  
Blee Halligan

# LAGOON VILLAS



## Project Description

MALIBU-INSPIRED AND DESIGNED WITH OPEN-PLAN LIVING SPACES, THE LAGOON VILLAS EMBODY OUR PASSION FOR BLENDING ARCHITECTURE WITH NATURE.

Positioned along South Bank’s signature man-made lagoon, these residences, each with private pools offer a seamless connection to the water, with outdoor spaces that enhance the island living experience. Featuring natural materials and large windows, the Lagoon Villas provide an intimate waterside retreat where modern design and natural beauty come together to create an exceptional lifestyle centered around the tranquility of the lagoon.

Location  
Turtle Tail,  
Providenciales

Properties  
6

Architect  
Ström Architects

Total Area  
0.38 - 0.53 Acres

# NIVÅ 1-5

## Project Description

NIVÅ 1-5 EMBODIES MINIMALIST DESIGN AND MODERN LIVING.

Designed by Ström Architects, these five private villas feature clean lines, open spaces, and natural materials that blend seamlessly with the surrounding landscape.

Positioned along the site's natural ridgeline and working harmoniously with the iron shore topography, each villa offers expansive ocean views and privacy, with living floors elevated 20-25 feet above sea level. An innovative timber sleeve softens the building's edges, providing protection from the elements while creating shaded outdoor spaces that enhance indoor-outdoor living.

Location  
Turtle Tail,  
Providenciales

Total Area  
0.46 Acres

Architect  
Ström Architects

# NIVÅ 6



## Project Description

NIVÅ 6 IS A STATEMENT OF ARCHITECTURAL BRILLIANCE, WHERE MATERIALITY AND FORM SEAMLESSLY BLEND WITH THE SURROUNDING LANDSCAPE.

Designed by Ström Architects, this one-of-a-kind residence features a sweeping form that embraces its surroundings, offering unparalleled living. With 167 feet of ocean frontage, seven ocean-facing bedrooms, and meticulously crafted spaces, Nivå 6 strikes the perfect balance of contrast and cohesion. Constructed with natural materials like board-marked concrete, weathered timber, and glass, the villa is built to endure the coastal environment while aging beautifully. Its signature timber sleeve provides shading, privacy, and a dynamic play of light, blending function with artistry.

Location  
Bougainvillea Drive,  
Leeward, Providenciales

Properties  
15

Architect  
Blee Halligan

Total Area  
14.5 Acres

Project Description

LOCATED IN THE EXCLUSIVE LEEWARD COMMUNITY, THIS GATED ENCLAVE OF 15 WATERFRONT HOMES OFFERS GENEROUS LOTS, PRIVATE DOCKS, AND DIRECT ACCESS TO THE ECOLOGICALLY RICH LEEWARD CHANNEL, WITH ITS PRISTINE WATERS, MANGROVES, AND UNINHABITED CAYS.

From the creation of canals and groin structures to the development of private beaches and luxury residences, Blue Cay represents our ability to transform visions into reality via thoughtful design, environmental sensitivity, and exceptional craftsmanship.

Blue Cay offers a private and luxurious waterfront lifestyle, where modern architecture meets the natural beauty of the Turks and Caicos Islands, delivering a serene yet adventurous living experience with unparalleled access to the water.

# BLUE CAY

WINDWARD

Location  
Emerald Point, Dolphin  
Avenue, Leeward,  
Providenciales

Architect  
Blee Halligan

Properties  
4

Total Area  
4.2 Acres

# THE PENINSULA



## Project Description

THE PENINSULA AT EMERALD POINT SHOWCASES OUR EXPERTISE IN CREATING EXCLUSIVE COASTAL LIVING EXPERIENCES. THIS COLLECTION OF FOUR BEACHFRONT HOMESITES OFFERS UNMATCHED PRIVACY, LIGHTED PATHWAYS, UNDERGROUND UTILITIES, AND DIRECT ACCESS TO GRACE BAY BEACH.

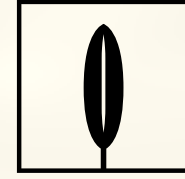
With expansive beach frontages ranging from 153 to 318 feet and meticulously designed homes, The Peninsula is a testament to our commitment to delivering luxurious and functional coastal homes.

The Peninsula offers a rare combination of privacy and convenience, where thoughtfully designed infrastructure meets breathtaking oceanfront living, creating an unparalleled experience on Grace Bay Beach.

SOLD OUT

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PORTFOLIO



WINDWARD

THANK YOU

Contact

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Graceway Plaza,  
Providenciales

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