



# HOUSE

BY BEACH ENCLAVE

DESIGN TWO | HILLTOP VILLAS





HISTORY

# PROVIDENCIALES AND M-HOUSE: A STORY ENTWINED



In 1966, Texan entrepreneur Fritz Ludington stumbled upon Provo, an island with untapped potential boasting pristine beaches and turquoise waters. Envisioning an immersive, free-spirited escape, Fritz assembled a group of influential families—including the Dupont, Morton, and Roosevelts, called the “Seven Families” to develop the island.

The Seven Families developed today’s airport, seaport, the highway and the first marina and resort in Provo against a grant of 4,000 acres, laying the foundation for Providenciales’ rise as a premier vacation destination.

From the 4,000 acres, each family claimed a beachfront estate. The Ludingtons selected a prime location between today’s Beach Enclave North Shore and Turtle Cove with rolling hills, vibrant coral reefs, and nesting sea turtles where Fritz later built Mother’s House, a gift for his mother, that epitomized Caribbean luxury. Mother’s House became synonymous with multi-generational family vacations and A-list gatherings.

Today, Vasco and his partner Vikram John carry the torch. Entrusted with the (former) Ludington estate, they are combining the spirit of Mother’s House with modern luxury, cutting-edge design, and premium materials. In collaboration with renowned architects at Blakstad Ibiza, Mother’s House continues to offer an unparalleled experience in Turks & Caicos, prioritizing togetherness and ultra-luxury.



BLAKSTAD X BEACH ENCLAVE

# MEDITERRANEAN LIFESTYLE, WHITE SANDS AND TURQUOISE SEAS

Beach Enclave’s newest undertaking in Turks and Caicos represents the pinnacle of luxury, blending the Mediterranean’s timeless elegance with contemporary grace. The prestigious development unveils nine impeccably crafted three to six-bedroom villas, each a creation of master designer **Rolf Blakstad** and his Ibiza-based firm **Blakstad Architects and Design Consultants**. These villas are a homage to the spirit of Ibiza and the Mediterranean lifestyle, seamlessly brought to life against the backdrop of Providenciales’ white sands and turquoise seas.



Founded in 1967 by the visionary Rolf Blakstad Senior, Blakstad Architects and Design Consultants has its roots in the rich heritage of Ibiza’s traditional farmhouses. A true polymath, Rolf Senior’s passion led him to revitalise these ancient homes and design new ones while documenting insights gleaned from his extensive research. His book *The House of Ibiza – A millennial tradition* (1993), is a seminal work that traverses the ages, distilling the cultural, methodological, and material essence that shaped Ibiza’s unique architectural tapestry. Now at the forefront of this esteemed firm, his son Rolf Blakstad infuses each project with the legacy of excellence his father established. The Blakstad marque has become synonymous with classic beauty and contemporary flair.

This project is the studio’s second undertaking in Turks and Caicos and as their inaugural collaboration with Beach Enclave it promises to marry the iconic forms of Ibiza with cutting-edge design, premium materials, and state-of-the-art technology, crafting homes that resonate with soul and character. “The topography of the M-House site allows our designs to effortlessly unite indoor and outdoor spaces and provide breathtaking views throughout,” says Blakstad. “While the landscape is more tropical than Ibiza, both locations celebrate the intrinsic beauty of the natural environment – our eternal inspiration and muse.”



Design Two | Primary Bedroom





Design Two | Living Room & Kitchen

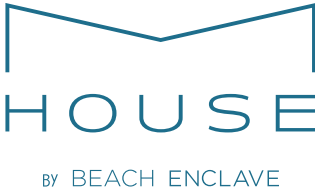


Design Two Hilltop Villa





INTRODUCING



There is no better and unique combination in the Caribbean than elevated beachfront property with soaring views and beachfront living. M-House, the newest creation by the Beach Enclave team, fulfills this aspiration within a luxury design-driven boutique development on Providenciales’ celebrated North Shore, just east of their flagship property, Beach Enclave North Shore.

Expertly designed by internationally renowned Ibiza-based Blakstad Architects, M-House provides an ambiance of tranquility amidst inviting textures, featuring a Beach Club, four exquisite beachfront residences, and five elevated homes boasting breathtaking panoramic ocean vistas.

M-House’s architecture promises to marry the iconic forms of Blakstad’s Ibiza with cutting-edge design, premium materials, and state-of-the-art technology, crafting homes that resonate with soul and character. Inspired by the topography of the M-House site, their designs effortlessly unite indoor and outdoor spaces and provide breathtaking views throughout.

Every detail at M-House is designed to meld meticulously crafted finishes and furnishings with the stunning ocean and local limestone backdrops to meet the highest standards and provide a seamless and unforgettable living experience in the Turks & Caicos Islands.

M-House will include a wealth of amenities that have become standard and synonymous with Beach Enclave luxurious living, including a beach club, a fully equipped air-conditioned fitness center, a beach side serene yoga deck, a well-lit tennis court and pickleball court, along with the attentive beach services and access to Beach Enclave’s property management program. Homeowners will have the option of renting through the exclusive Beach Enclave private villa collection, whilst maintaining flexibility in choosing finishes and furnishings.

Embracing a future-forward lifestyle, all homes at M-House are thoughtfully crafted, boasting sustainability at their core and featuring top-of-the-line, energy-efficient air conditioning units, appliances, and water-saving plumbing fixtures and optional solar packages, offering both environmental stewardship and enhanced comfort for discerning homeowners.





## DESIGN TWO HILLTOP VILLAS

The five 3 to 5-bedroom ocean-view Design Two Hilltop homes boast even more dramatic and unobstructed views from their enviable setting perched over 40' above sea level, clearing the top of the beachfront homes by up to 9ft.

These residences offer uninterrupted and breathtaking views that stretch across Providenciales' north shore, with occasional sightings of humpback whales beyond the reef barrier.

Design Two offers up to 6,300 sq. ft. of spacious, finished areas, plus the option to enhance your lifestyle with a sprawling 600 sq. ft. rooftop lounge complete with a bar – perfect for hosting unforgettable sunset soirées.

The ground floor offers a sprawling great room which seamlessly combines an open kitchen design, living room, dining room and media room, accompanied by a generous guest bedroom. Owners may opt to add an attached garage and additional bedroom.



Design Two | Primary Bath (East)

The indoor living space fully opens into the wide outdoor covered area, featuring a summer kitchen and Beach Enclave's signature suspended day bed, providing the ultimate relaxation spot to enjoy the views. A sun deck and a 35-foot-wide pool beckon, offering a true alfresco living experience amidst the backdrop of mesmerizing ocean views and the unique lush indigenous landscaping of this area of the island.

The upper floor offers two expansive, wide ocean-facing primary rooms, each opening onto a spacious balcony adorned with built-in seating and the option to include outdoor showers. The remainder of the upper floor offers incredible flexibility allowing owners to opt for an additional bedroom, a home office, or outdoor patios as well as the staircase leading to a breathtaking rooftop lounge, soaring up to 72 feet above the sea, enjoying mesmerizing sunset vistas.



Design Two | Great Room

The Hilltop homes will enjoy a dedicated and seamless beach experience with access to dedicated sun loungers or day beds, a luxurious Club pool, and a Mediterranean-inspired beach bar, ensuring endless relaxation and enjoyment. Access is provided by the included and dedicated golf cart, as well as an optional private staircase carved on the ridge.

The 3-bedroom base design spans 4,148 sq. ft. under cover and 5,418 sq. ft. of total finished area. The 4-bedroom design is 4,403 sq. ft. under cover and 5,673 sq. ft. of total finished area. With the addition of an extra 5th bedroom option and garage, the total space increases to 6,234 sq. ft total.

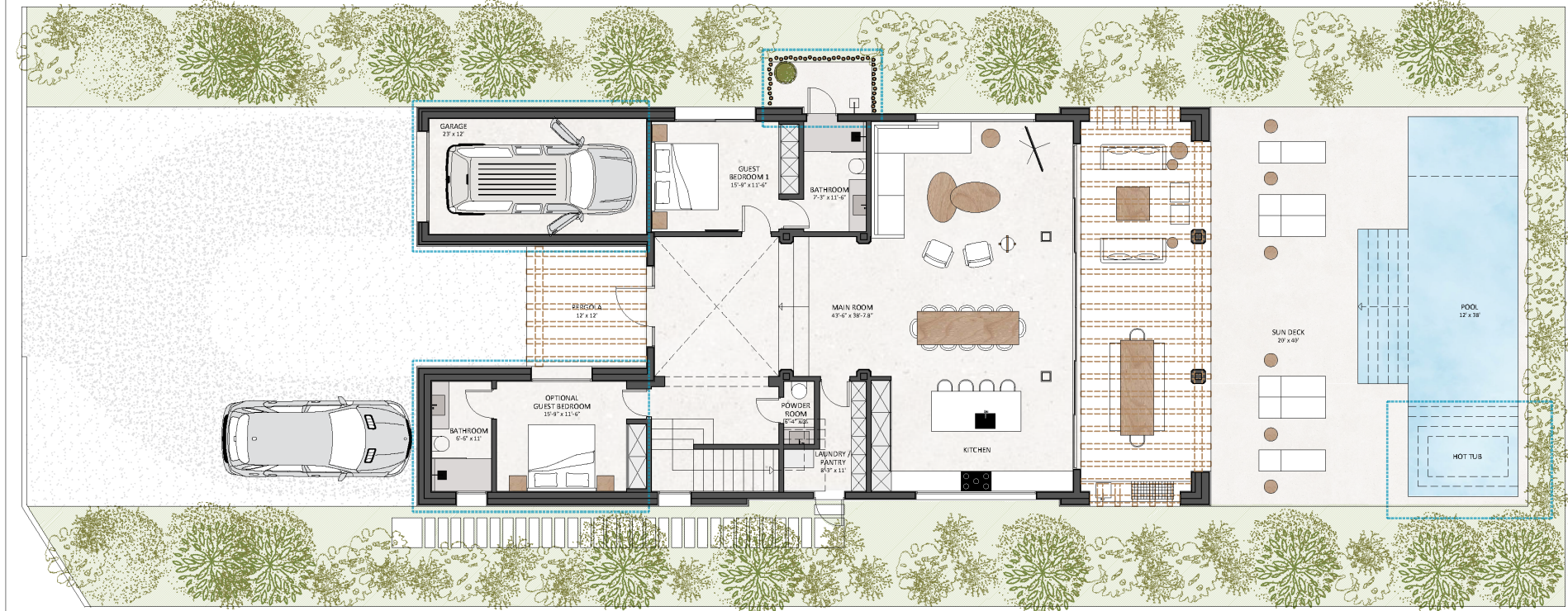


Design Two Hilltop Villas



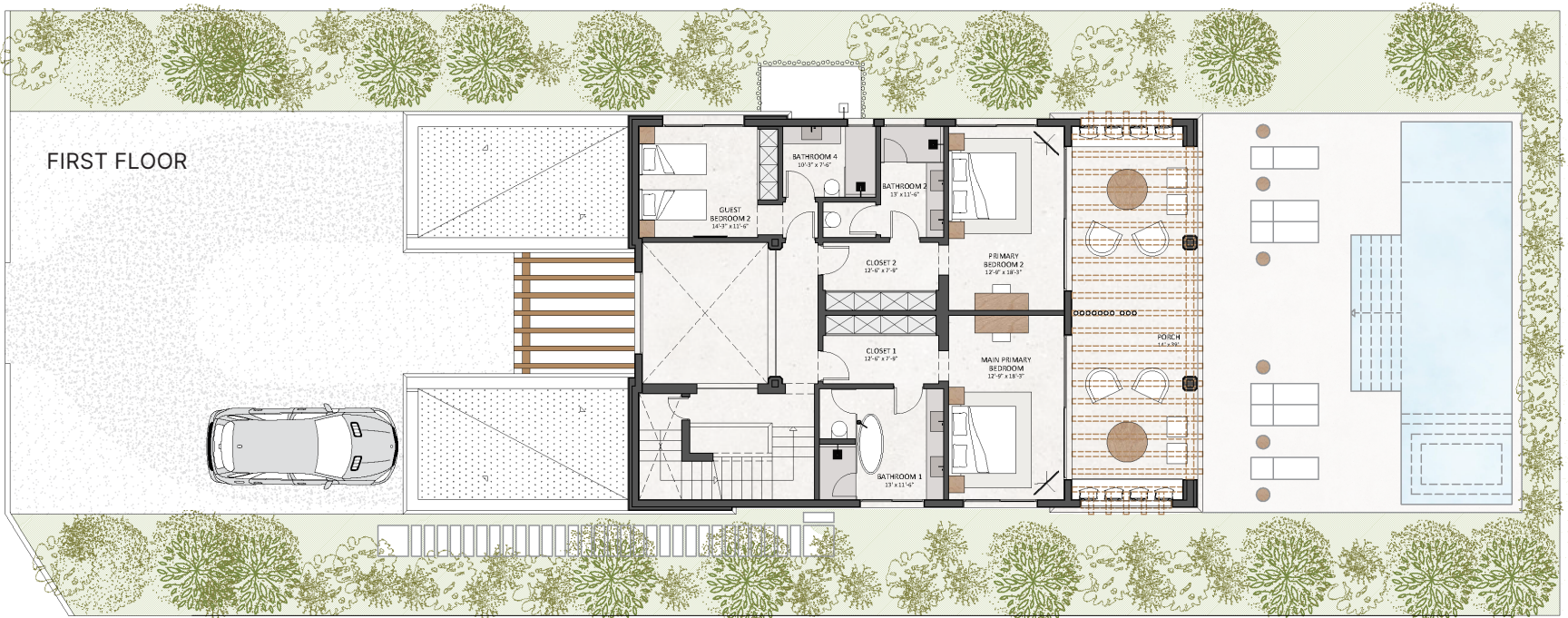
DESIGN TWO

FIVE BEDROOM LAYOUT

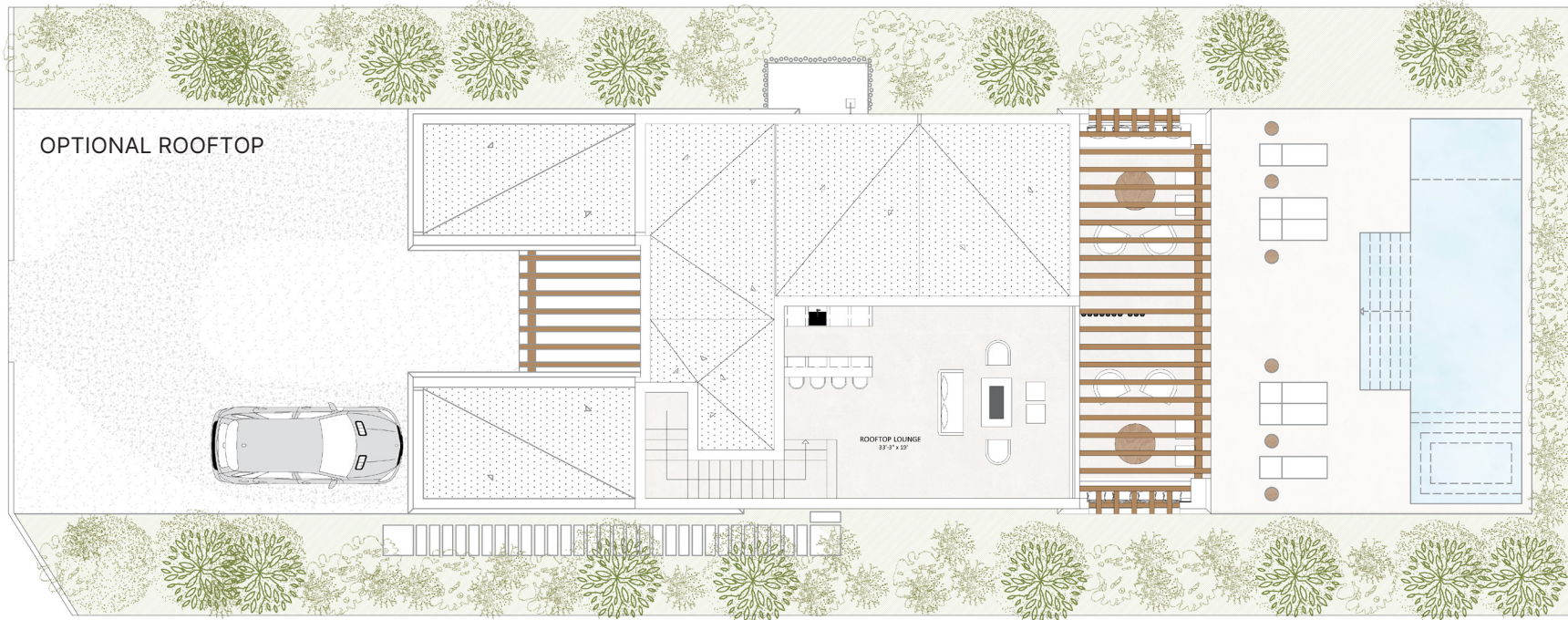


GROUND FLOOR

UNDER ROOF .....	4,964 sq ft
DECK & POOL .....	1,351 sq ft
OPTIONAL ROOF TERRACE .....	632 sq ft
TOTAL .....	6,947 sq ft



FIRST FLOOR



OPTIONAL ROOFTOP





TURKS AND CAICOS REAL ESTATE

# OWNERSHIP AT BEACH ENCLAVE

Do as much or as little as you please, with every need anticipated and attended to by your management team, dedicated butler, private chef, and concierge team. Take advantage of the luxury resort-style amenities and curated experiences found within your own piece of paradise, and while away, rest assured that your home is in the trusted hands of Beach Enclave's highly experienced property management team.

## HOMEOWNER SERVICES AND AMENITIES

- Fully equipped fitness centre, beachfront yoga deck, lighted tennis and pickleball courts
- Beach amenities including beach bar and service, beachside pool, lounge chairs, umbrellas, towels and water
- Non-motorized water sports such as paddle boards, kayaks and snorkel gear
- Privacy and security with gated entrance, camera and sensor monitoring and professional security on property from dusk to dawn
- Homeowners' Association with discreet and professional year-round property maintenance, landscaping, pool and beach cleaning and waste removal
- Dedicated concierge to promptly address any requests such as housekeeping, in-villa chefs, grocery stocking, airport transportation, reservations, personal item storage between visits and much more

## MAINTENANCE AND RENTALS

- Dedicated staff, including housekeeping, butler and private chef
- Concierge services, including villa provisioning and reservations
- Home preventative maintenance and energy savings program
- Management and payment of utility bills and vendors
- Renewable energy program available upon request
- Option to participate in the Beach Enclave rental program that is tailor-made to each owner's needs and further enhances long-term property value.

## BE A PART OF IT OUR AWARD WINNING BEACHFRONT RESORT



*Travel+Leisure 2022 and 2023 World's Best Awards (#3 in the Caribbean)*

*Conde Nast Readers Choice Awards 2024 (#3 in the Atlantic Islands)*

*TripAdvisor Travelers' Choice #1 resort in Turks and Caicos five years running*

### LEGEND

- Lots 1-4: Beachfront, Design One
- Lot 5: Oceanview, Design One
- Lots 6-9: Oceanview, Design Two
- A: Resort Gate
- B: Sports Facilities
- C: Fitness Center
- D: Beach Club & Bar & Yoga Deck
- E: Back-of-House, Offices
- F: Service Gate



# M-HOUSE

BY BEACH ENCLAVE



Turks &  
Caicos

**Sotheby's**  
INTERNATIONAL REALTY

**Nina Siegenthaler**

(+1) 649.231.0707

nina@tcsothebysrealty.com

**Annie Lee Borges**

(+1) 649.231.0338

annie@tcsothebysrealty.com

[M-HOUSETCI.COM](http://M-HOUSETCI.COM)

