



U E
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UPPEREAST
SIDEESTATE

Redefining Caribbean Living

LEEWARD, PROVIDENCIALES, TURKS & CAICOS ISLANDS



UPPEREAST
SIDEESTATE

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In partnership with:



Just imagine ...

After a leisurely breakfast on your private sun deck, it's time for the biggest decision of your day: Do you want to play a round of golf on the beautifully manicured course just minutes from your doorstep, or would you rather head out onto the stunning turquoise waters for a bit of sailing? Of course, you could also relax on a world-class beach, or maybe you'd prefer to spend the day at home and have a few friends over to share a drink and dinner ...

TDMG Concordia Ltd. is proud to bring you Upper East Side Estate, a turn-key residential project in the Turks and Caicos Islands and your gateway to a whole new lifestyle of comfort and casual elegance.

Using tried and tested construction methods and featuring contemporary Caribbean styling, this gated community's 12 villas are elegantly designed and come with sought-after features like private swimming pools, sun decks and covered terraces. Pristine beaches, golf courses and a host of restaurants and services, all just minutes away, make this project a real standout.

Whether you're looking for a prestigious new Caribbean home or a superior vacation rental property, Upper East Side Estate delivers style, comfort and surprisingly affordable luxury.



Embrace the Lifestyle

A villa at Upper East Side Estate is much more than a stunning new home and a remarkable real-estate investment opportunity. It is also the cornerstone of a whole new lifestyle. With so many relaxation and recreational possibilities within easy reach, you're free to choose the pace of life that's right for you.



A SPORTING PARADISE

Boasting pristine beaches, turquoise waters and vibrant reefs, the Turks and Caicos Islands are an unparalleled destination for water sports. This is the place for world-class diving, snorkeling, sailing, paddle boarding, sport fishing and more.

There's plenty to do on land as well. Whether you want to tackle an 18-hole championship golf course or take private tennis or swimming lessons from a pro, there are a wide variety of activities to enjoy.

NATURAL SPLENDOUR

Create lasting memories while exploring the spectacular scenery and pristine beaches on horseback, bike, ATV or simply by driving our roads. Better yet, enjoy a relaxed boat cruise and bask in the beauty of the islands and stunning turquoise waters.

BODY AND MIND

Pampering yourself is part of the island lifestyle. Why not treat yourself to a five-star beauty treatment at home or a luxury resort, or take a yoga lesson at a studio or right in your own villa? Staying fit is easy too, with well-appointed local gyms complete with professional personal trainers.

DINING AND NIGHTLIFE

Providenciales boasts a vibrant scene with scores of restaurants to choose from. Local specialities include fresh, locally caught fish, lobster and conch. Lively night spots and top-tier resorts also offer plenty of options for relaxing over a drink. If you feel lucky, Casablanca Casino awaits your visit.



*Discover a sea of
recreational possibilities*



*Let the islands
cast their spell...*



An Exclusive Residential Community

Upper East Side Estate is a prestigious new private residential development that turns the spotlight on contemporary and distinctive design while providing the best of casual island living.

**UPPER EAST
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BEACH ACCESS



BEACH ACCESS



**AWARD WINNING
GRACE BAY BEACH**

YOUR NEW COMMUNITY AT A GLANCE



LOCATED

at the northeast tip of Providenciales, the most populated island in the Turks and Caicos, Leeward is a much-desired residential neighbourhood.



EASY WALKING DISTANCE

to an international school (5 min.), a resort and marina (10 min.) and world-renowned Grace Bay Beach (10 min.), named TripAdvisor's "best beach in the world" for 2018.



JUST A SHORT DRIVE

to one of the 10 best golf courses in the Caribbean (2 min.), Grace Bay with its restaurants, stores and professional services (5 min.) and Providenciales International Airport (20 min.).



YOUR SAFETY

and peace of mind are ensured by manned night-time security gates at both entrances to Leeward.



A HOMEOWNER ASSOCIATION

has set community guidelines to preserve the long-term value of your investment.





Welcome Home!

DESCRIPTION OF VILLAS

Upper East Side Estate's 12 contemporary villas are located in a magnificently landscaped gated community and offer all the conveniences of modern living.

Every spacious villa has up to four bedrooms, providing maximum versatility to meet your needs.

Capitalizing on the tropical location, large patio doors and windows let in plenty of air and natural light to bring the outdoors in. Private in-ground pools, large open decks for taking the sun and covered terraces for alfresco dining make the villas perfect for relaxing or entertaining.

Whether purchased as homes or vacation rental properties, these villas will meet the expectations of the most discerning buyers.

- Gated access to ensure your privacy and security
- Handsome, stylish architecture
- Superior materials and construction (hurricane-rated)
- Luxury finishes
- Ample natural light
- Fully landscaped
- All-underground utilities
- Communal tennis court



Setting the standard for refined living and comfort

Where paradise meets contemporary
styling and state-of-the-art construction





The artist's renditions are draft and subject to modification by the developer at its sole and absolute discretion. The design drawings and material sample describe the project at its present state of development. The developer may substitute materials and products of equal or higher quality as it may determine at its sole discretion.

FLOOR PLAN

Drawing on decades of experience as builders in Canada and the Caribbean, we are proud to bring you homes of distinction that reflect our passion for our work, steadfast commitment to quality and relentless attention to detail.



INDOOR

All floor plans are designed for maximum efficiency and functionality while still providing plenty of room for living and entertaining. Boasting 2,143 sq. ft. of floor space, every model has:

- Two master bedrooms with en-suites
- Two additional bedrooms
- A third bathroom
- A great room
- A kitchen/dining room
- A laundry room and a pantry, along with ample closet space

OUTDOOR

Outdoor features include:

- A private sun deck
- In-ground swimming pool
- A covered terrace

Designed for maximum versatility, our villas are easily reconfigured to satisfy your requirements. The third and fourth bedroom can be used as a sitting room and/or office space, and the pantry can be repurposed as extra storage for the owner.

See Property Amenities for further details.

PROPERTY AMENITIES

East Side Upper Estate delivers a full range of attractive amenities.



INSIDE

- Every villa has four bedrooms (two with en-suites), a third bathroom, a great room, a kitchen/dining room, a laundry room and a pantry.
- One corner of each master bedroom is fully glazed to maximize natural light and create an open, airy feel.
- Villas feature a 13-ft. ceiling in the great room and 10-ft. 6-in. ceiling in all bedrooms, 8-ft. interior doors with solid brass hardware, porcelain flooring and custom-made cabinetry.
- Kitchens are equipped with quartz countertops and have ample room for countertop appliances. Stainless steel appliances include a French-door refrigerator, slide-in range, dishwasher, undercounter fridge, microwave and barbecue. White appliances include a front-load washer, front-load dryer, chest freezer and bottle-less water dispenser equipped with a reverse osmosis system.
- Bathrooms come with double sink vanities, corrosion and tarnish-resistant Kohler bathroom faucets, low-flow and high-efficiency toilets and an oversized exposed shower system with a rain showerhead and hand shower.
- Other standard features include Mitsubishi split AC systems, ceiling fans in all bedrooms, great room and walk-in closets, a central vacuum and pre-wiring for high-speed Internet.



OUTSIDE

- The private shaded terrace provides an incomparable indoor/outdoor experience and is the perfect place to entertain friends or family by the pool.
- Every villa boasts its own 10,000-gallon, 5-ft. deep pool equipped with a solar-powered pump and surrounded by a 1,705-sq.-ft. paved deck.
- Outside access to the mechanical room facilitates maintenance.
- All villas have concrete walls, white standing-seam aluminum roofing and hurricane-rated PGT aluminum doors and windows.
- Every unit comes with a Bionest wastewater system.

THE TURKS AND CAICOS:

A Great Place to Invest!

The Turks and Caicos Islands are blessed with friendly people, spectacular beaches and plenty of sunshine, no wonder the islands' tagline is "Beautiful by Nature."

Exotic but close to home, the Turks and Caicos Islands have a great deal to offer investors.





WELL-CONNECTED

Getting there and back is quick and easy, with over 150 weekly flights from and to Canada and the U.S., and twice-weekly flights from the UK.



FAMILIAR

This English-speaking British overseas territory has a legal system based on English common law, stores you already know (including IGA supermarkets), and easy access to all the necessities of life.



INVESTOR FRIENDLY

The Turks and Caicos Islands' national currency is the US dollar. There are no restrictions on foreign property ownership and no direct corporate, personal, capital gains or inheritance taxes or exchange controls.



STRONG ECONOMY

The Turks and Caicos have one of the fastest-growing economies in the Caribbean, with over a million visitors a year, and an S&P credit rating of BBB+.



PROFESSIONAL SERVICES

You'll find reputable legal firms and a stable banking environment here, with Scotiabank, CIBC and RBC branches on hand.



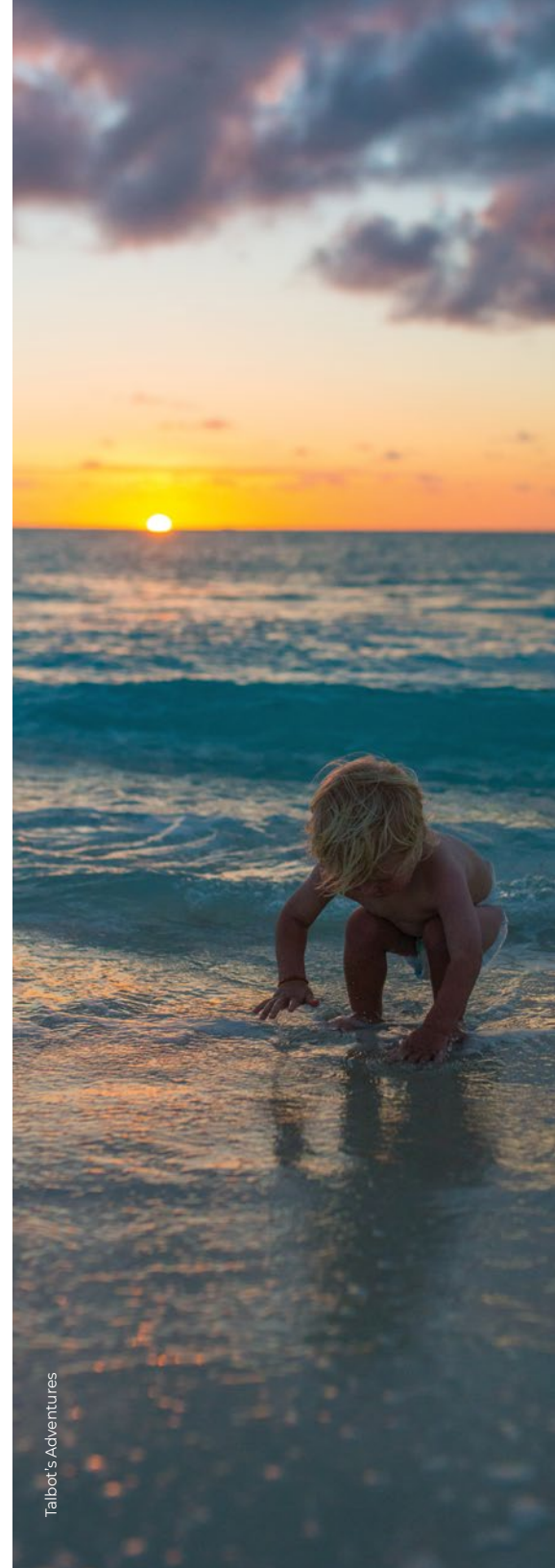
HEALTHCARE

The Islands boast a modern hospital managed by InterHealth Canada as well as numerous GPs working in private practice.



RELIABLE TELECOMMUNICATIONS

Run by leading companies, the solid telecommunication network is continuously maintained and upgraded.



Enjoy Caribbean living at its finest

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CONTACT US

For more information, please contact us at info@uppereastsideestate.com.

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