

The image shows a bright, airy living space with a high ceiling featuring exposed wooden beams. A light-colored sofa with blue cushions hangs from the ceiling. In the foreground, a wooden coffee table holds a glass of water and a magazine. To the right, there are two large white ottomans. The background is dominated by a large window or open wall that looks out onto a blue ocean under a clear sky. The overall aesthetic is clean, modern, and coastal.

HOUSE

BY BEACH ENCLAVE

DESIGN ONE



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.



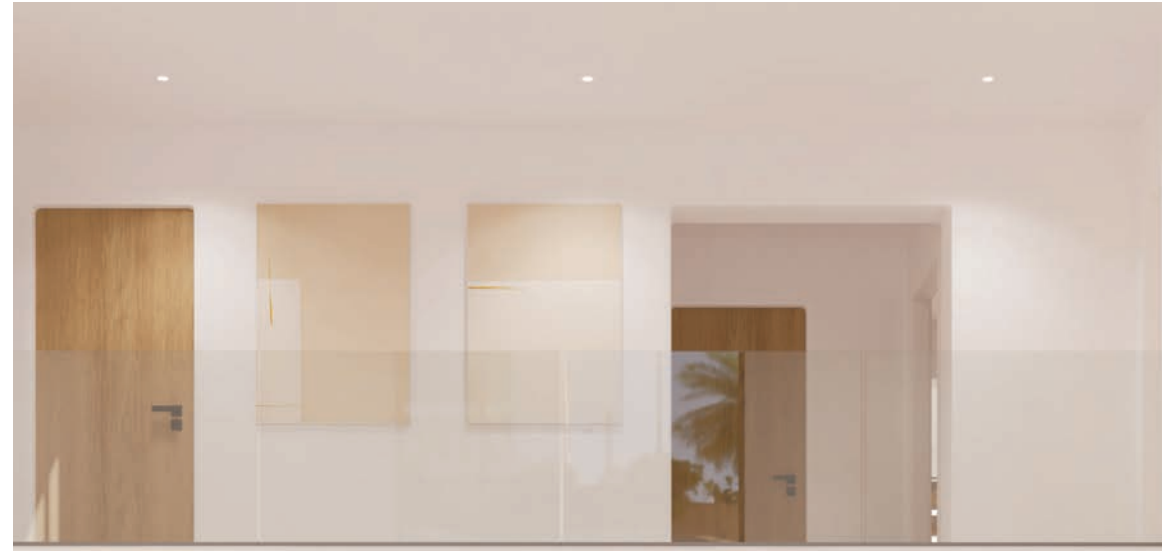
Founded in 1967 by the visionary Rolf Blakstad Senior, Blakstad Architects and Design Consultants has its roots in the rich heritage of Ibiza's traditional farmhouses. A true polymath, Rolf Senior's passion led him to revitalise these ancient homes and design new ones while documenting insights gleaned 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 One | Primary Bedroom

Design One Beachfront Villa



Design One | Entrance



Design One | Outdoor Dining

Design One | Great Room (Option A)





INTRODUCING

# M-HOUSE

BY BEACH ENCLAVE

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 ONE

The four 5-to-6 bedroom beachfront Design One villas enjoy over 75' of beach frontage, and spanning up to 8,500 sq. ft. of impeccably finished indoor and outdoor area

The ground floor encompasses a massive great room and signature designer kitchen. Additionally, the ground floor features a primary bedroom and a versatile media room, offering homeowners the flexibility to tailor their space to their preferences – whether it's optimizing ocean views from the bedroom or extending the great room by integrating the media area for a 53-foot-wide great room. Design One, as well as Design Two, allows owners to add an attached optional garage and/or additional guest bedroom which flank the entrance courtyard of the home.

As part of the Beach Enclave design ethos of seamlessly blending indoor and outdoor living, the ground floor effortlessly transitions to the outdoor oasis, featuring a spacious covered area with a summer kitchen, a sun-drenched deck, and a magnificent 50-foot swimming pool with an optional built-in hot tub.



Upstairs, discover four more bedrooms, including three oceanfront rooms of which two are corner luxurious primary suites, with expansive balconies with built-in seating. The bedroom on the main level can also serve as a primary suite if desired. Elevating relaxation to new heights, each primary suite offers the option for an outdoor shower. For ease of use, the kitchen pantry is complemented by a conveniently located laundry and service entrance.

The 5-bedroom base design spans 6,073 sq. ft. under cover and 7,769 sq. ft. of total finished area. With the addition of an extra bedroom option and garage, the total space increases to 8,489 sq. ft. total.

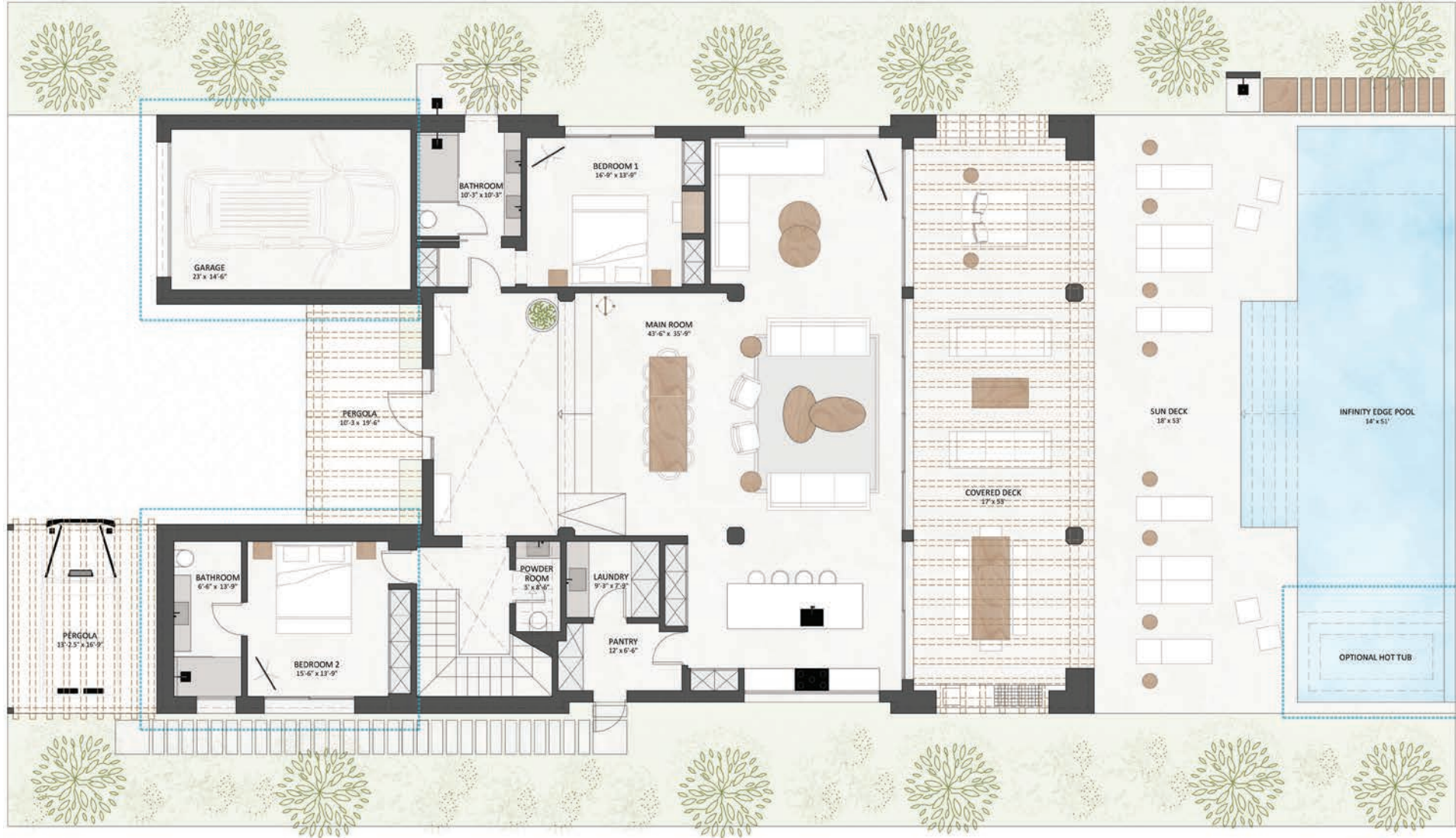
*The Design One villa option is also available on the coveted and wider ocean-view parcel #5, with the added benefit of the 6th extra bedroom being located off the front decks, enjoying stunning views of the ocean.*



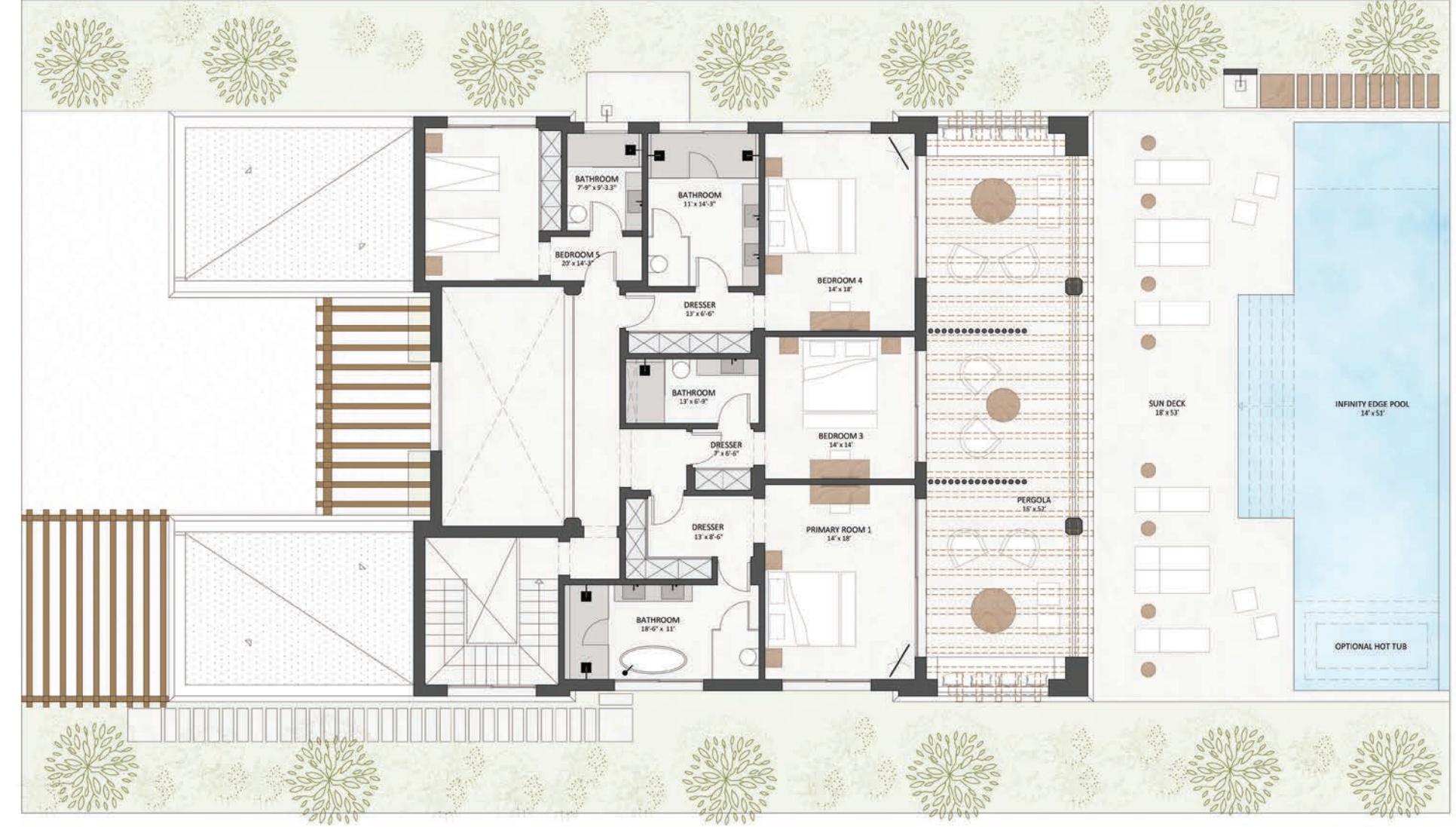
DESIGN ONE

SIX BEDROOM LAYOUT

UNDER ROOF ..... 6,792 sq ft  
 DECK & POOL ..... 1,696 sq ft  
 TOTAL ..... 8,488 sq ft



GROUND FLOOR



FIRST FLOOR





Design One | Outdoor Living



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: Pedestrian Path to Beach/  
 Jogging Loop  
 F: Back-of-House, Offices  
 G: Service Gate

# M-HOUSE

BY BEACH ENCLAVE



Turks &  
Caicos

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