TURKS & CAICOS PROVIDENCIALES

THE DOCKS

at Turtle Tail

THE DOCKS

at Turtle Tail

Content

01
Introduction

02
The Developer,
The Development
& The Architect

03
Rental
Management

04
Canal Front Villas

05
Canal View Villas

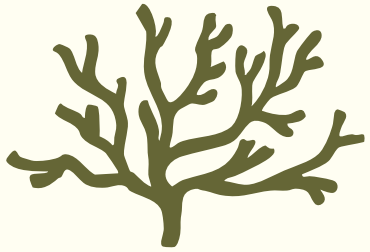
06
Water View Villas

07
Boat Concierge

08
Amenities

09
Site Map

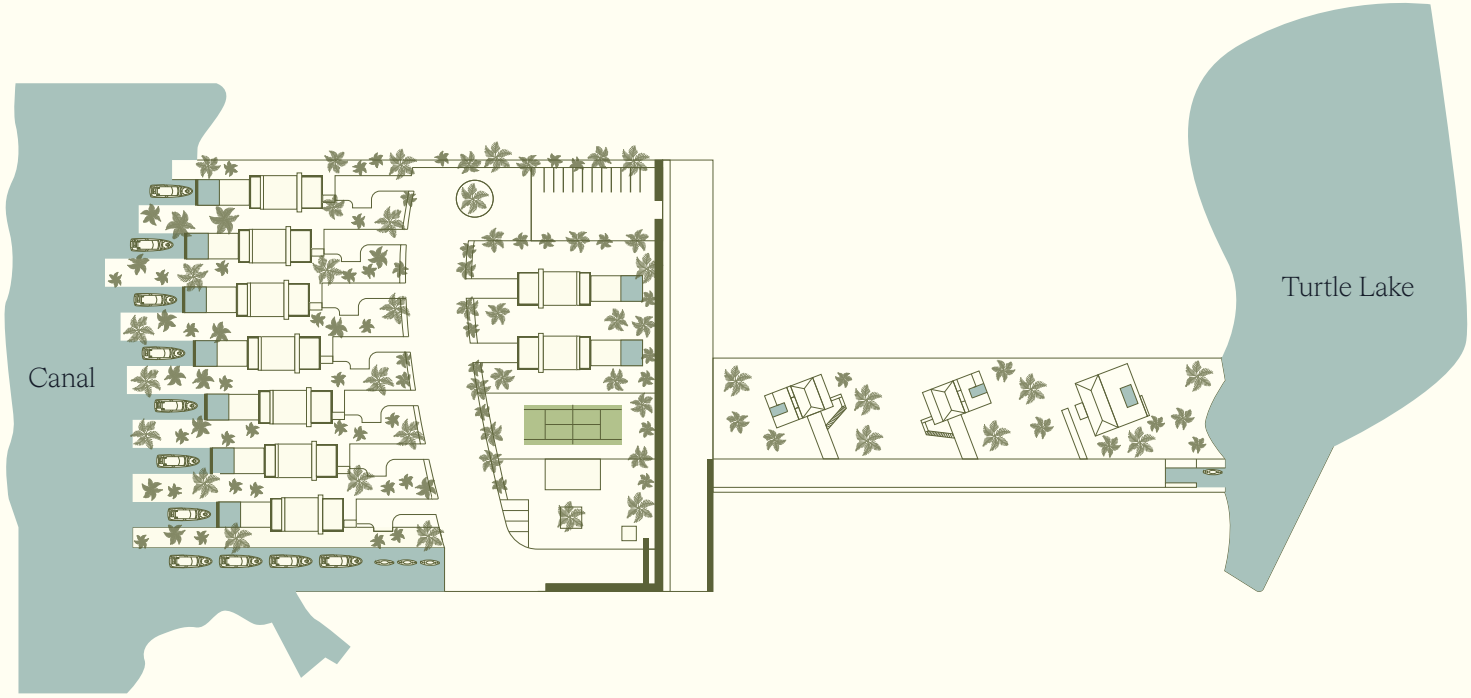
10
Pricing

At The Docks luxury  meets serene living



Introduction

This enclave community in the Turtle Tail region of Providenciales features stunning Canal Front Villas, each with a private dock along the scenic canal. The Water View Villas and Canal View Villas offer breathtaking views of the sparkling lake and turquoise ocean, ideal for those seeking a beautiful and tranquil getaway.



The Docks offers upscale living with unparalleled amenities. Residents can enjoy pickleball and tennis courts, a fully equipped gym, a convenient boat ramp, long-term boat storage, and a private kayak and SUP launch on Turtle Lake, fostering a vibrant lifestyle on the water.

Dive into your personal oasis at The Docks.

The Development

Tucked along the calm canals of Turtle Tail, just one minute from the open ocean, The Docks is a private, gated community designed for those who live life by the water. Each luxurious villa spans up to 8071 square feet and offers three to five bedrooms, thoughtfully crafted for grand entertaining and effortless relaxation.

Every Villa includes boat docking, fully equipped with power and water, offering direct access to the stunning South Shore. Whether you're setting off for a day on the water or cruising home at sunset, your boat is always waiting just steps from your villa. For added convenience, The Docks also features secure, onsite boat storage — perfect for year-round peace of mind.



Within the gates, residents enjoy a serene, secure environment with premium amenities, including tennis and pickleball courts, a state-of-the-art fitness center, and lush landscaped grounds. There's also private access to Turtle Lake, where calm waters flow out to the ocean, ideal for kayaking and paddleboarding straight from shore.

With effortless ocean access, luxurious living spaces, and every detail designed for the boating lifestyle, The Docks offers a rare opportunity to own a true island retreat in the heart of Turks and Caicos.

The Docks is brought to life by Southshore Developments, a team of four led by seasoned developer and longtime Turks and Caicos resident Grant Meneley. With over 45 years in the construction industry as a civil engineer, Grant has built a reputation for quality, precision, and vision — both in Canada and across the islands.

A passionate sailor and advocate for waterfront living, Grant brings a deep personal connection to the project. The Docks is more than a development — it's the realization of his vision for an elevated, coastal lifestyle where design meets function, and island living meets world-class craftsmanship.



Candida Tabet founded her studio in Sao Paulo 23 years ago. Combining architecture and interior design, she has developed residential, commercial, and institutional projects in Brazil, the USA, Argentina, Uruguay, and Lebanon.

The project development starts with its environment study and historical perspectives, allying experience and innovation that leads to the research of materials to go beyond the conventional use. There is no predetermined script: it begins with the architecture and ends with a one-of-a-kind design piece. Harmony of the whole and a focus on details are the main characteristics of Candida Tabet's work.

The Developer & The Architect



Rental Management

The Docks offers property owners the opportunity to enter their villa into the management portfolio of Turquoise Vacation Rentals. They will advertise, oversee, and manage short-term and long-term rental options.



Sincerely,
Daniel Meneley
www.tvr.tc

A note from the owner of Turquoise Vacation Rentals:

Turquoise Vacation Rentals is a boutique destination management company and operator of some of the finest private residences throughout Providenciales in the Turks and Caicos Islands. We are a dynamic and diverse team of people from all over the world. As the operating principals, Priscila Meneley and I bring extensive backgrounds in marketing and the luxury hotel industry.

As the island grows each year, our management portfolio is ever-expanding as new luxury property owners seek a professional, well-established, dependable team to guide their investment year-round.

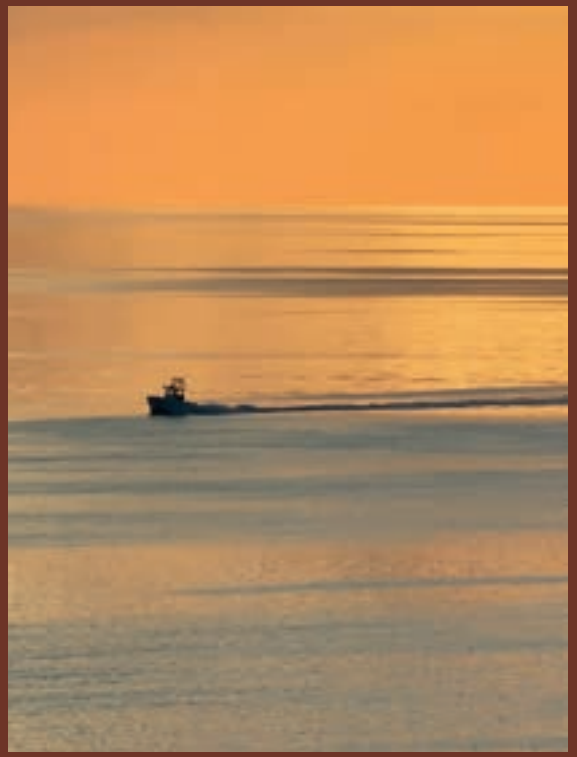
We understand that the clients joining our portfolio come with unique goals in an environment of high competition and expectations. During 15 years of operations on Providenciales, we have a reputation for measurable results.

We are passionate about increasing our boutique portfolio with exciting, diverse, and new properties that excite travelers and offer distinct experiences.

Contact us to discuss goals for your property, and we will create a management plan for you.

Enhance the present

At The Docks at Turtle Tail, homeowners share a deep love for life on the water — but the experience doesn't end when you step off the boat.



Here, tranquility flows as the tides. Whether you're seeking a serene sanctuary between voyages or a stimulating lifestyle in harmony with the sea, The Docks offers a seamless blend of luxury and ease. Indulge in world-class amenities, private water access, and a thoughtfully curated community designed with boaters in mind. Delight in waterfront living. Elevated, effortless, and deeply attuned to adventure and stillness.

with multisensory delights

Canal Front Villas

The beautifully designed Canal Front Villas 1-7 have four bedrooms with the option of a fifth bedroom, a private infinity pool, and a private boat slip with power and water, capable of housing a 60ft watercraft.





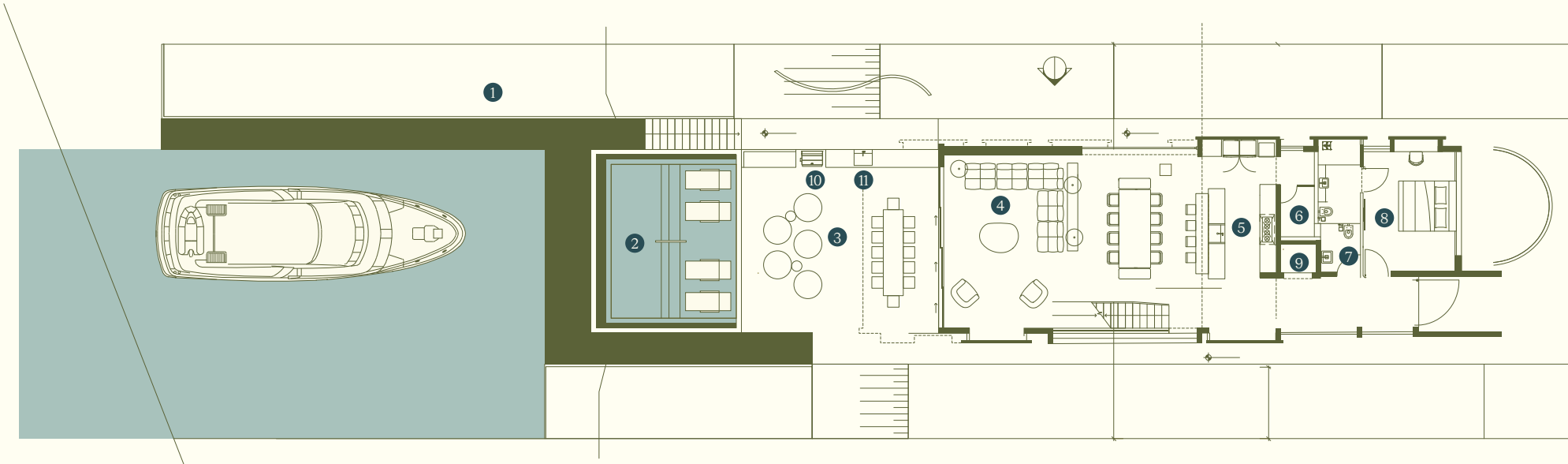
They also include appliances, an elevator, wheelchair access, solar options, and a furniture package upon request. Purchasers will enjoy three floors with interior and exterior living space spanning 8071 square feet and stunning canal, lake, and ocean views.



Canal Front Floor Plan — 4 Bedrooms

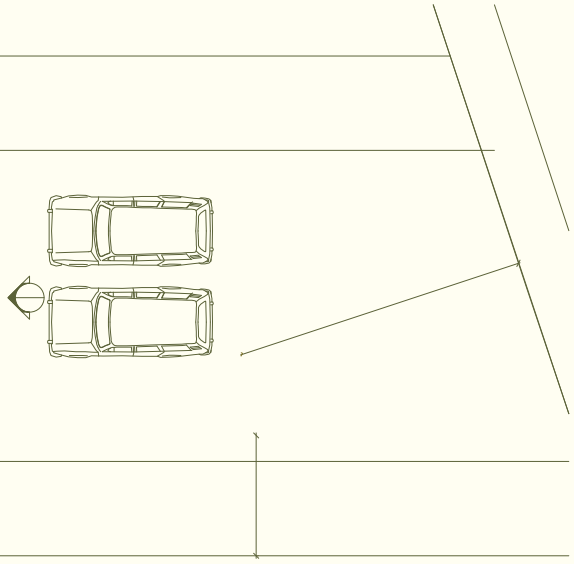
Ground Floor Plan

1. Boat Dock
2. Pool
3. Pool Deck
4. Living Room
5. Kitchen
6. Pantry
7. Powder Room
8. Bedroom
9. Elevator
10. BBQ
11. Bar Sink









The ground floor presents a comfortable king suite and an open-concept floor plan: kitchen, dining, and living space with exterior dining and pool deck via large format hurricane sliding glass doors.

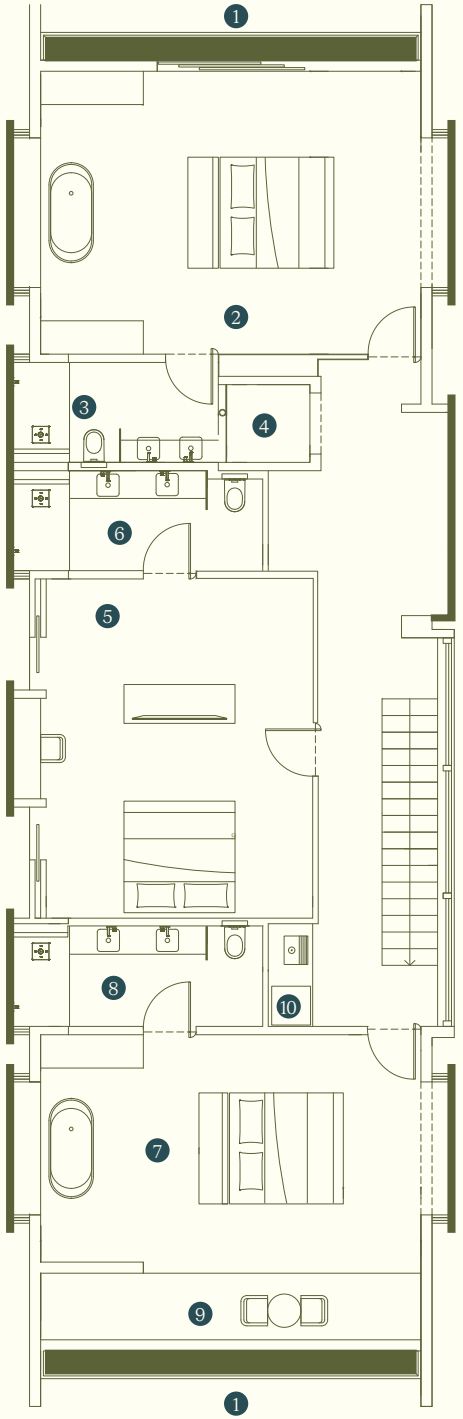
The pool deck has beautiful views of the canal and the home's private 60' boat slip with power and water.



Canal Front Floor Plan — 4 Bedrooms

Second Level Floor Plan

1. Planter
2. Bedroom 1
3. Bathroom 1
4. Elevator
5. Bedroom 2
6. Bathroom 2
7. Bedroom 3
8. Bathroom 3
9. Balcony
10. Laundry

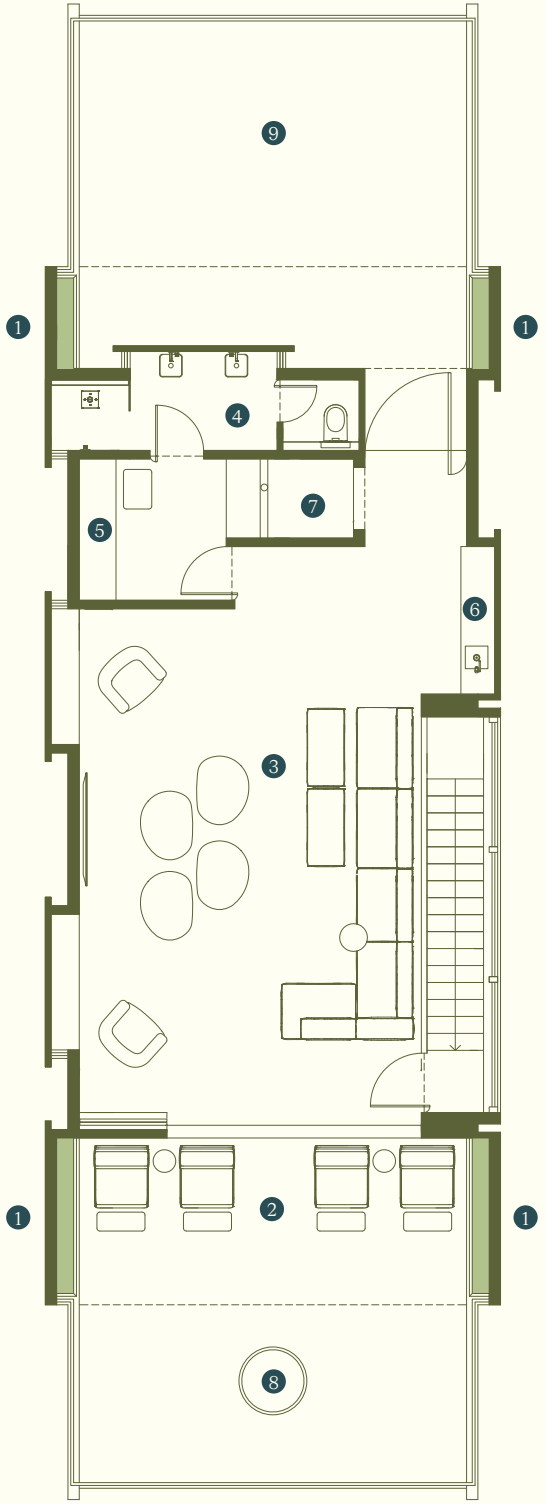


The second floor includes an additional three large luxury suites with ensuite bathrooms. The principal suite provides elevated ocean views above the pool deck and canal front.

Canal Front Floor Plan — 4 Bedrooms

Third Level Floor Plan

1. Planter
2. Ocean View Patio
3. Home Theater
4. Bathroom
5. Closet
6. Wet Bar
7. Elevator
8. Gas Fire Pit
9. Lake View Patio





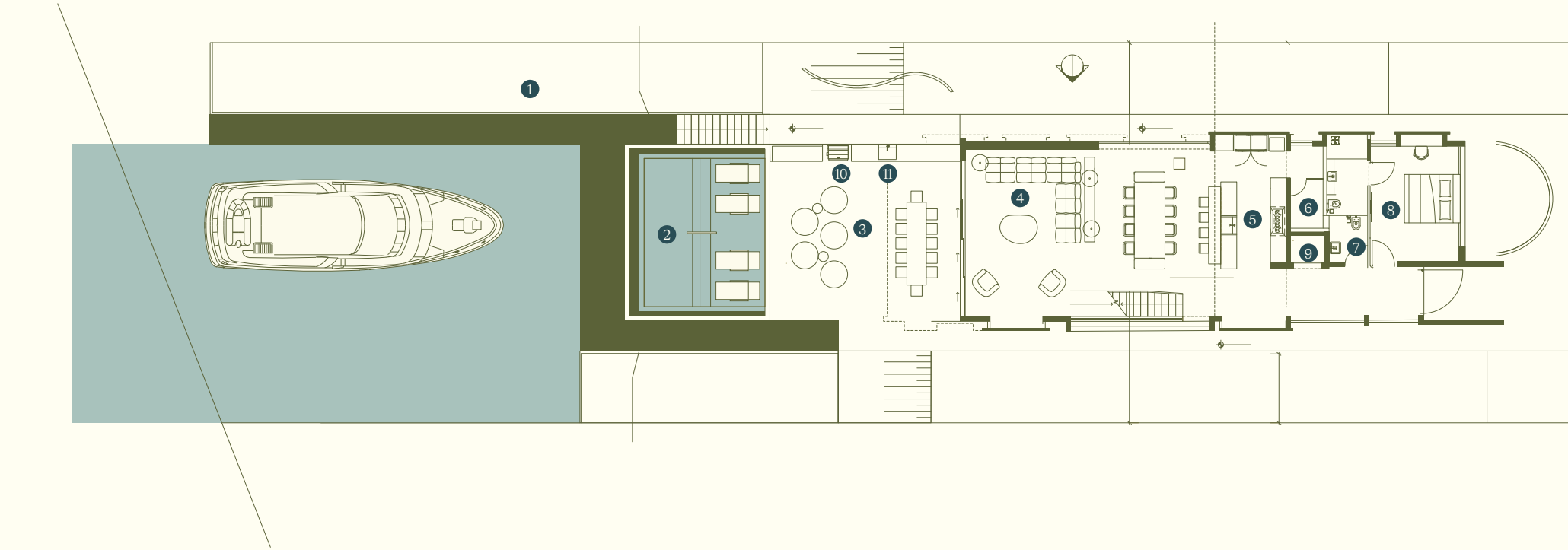
The third and final floor is a great social space with a cinema-style layout on the interior and a massive exterior balcony offering gorgeous ocean views with plentiful seating and a gas fire pit for all residents to enjoy.



Canal Front Floor Plan — 5 Bedrooms

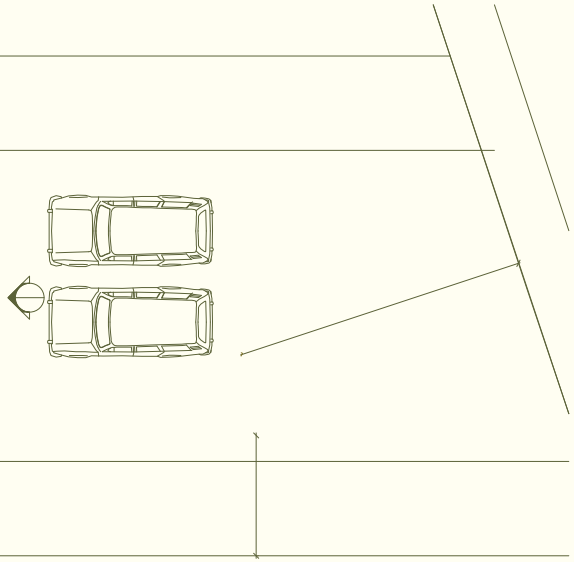
Ground Floor Plan

1. Boat Dock
2. Pool
3. Pool Deck
4. Living Room
5. Kitchen
6. Pantry
7. Powder Room
8. Bedroom
9. Elevator
10. BBQ
11. Bar Sink





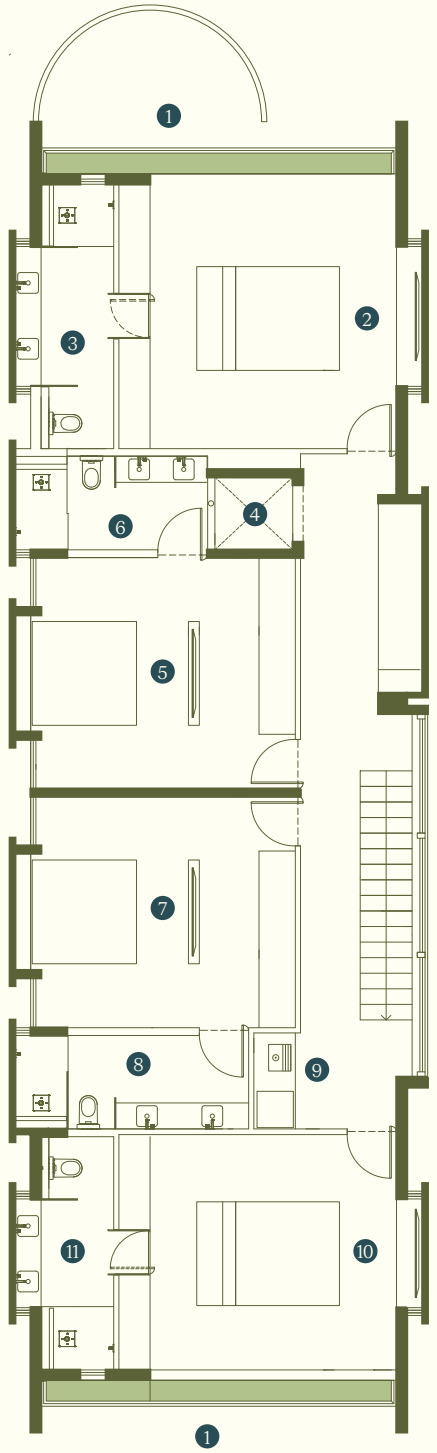




Canal Front Floor Plan — 5 Bedrooms

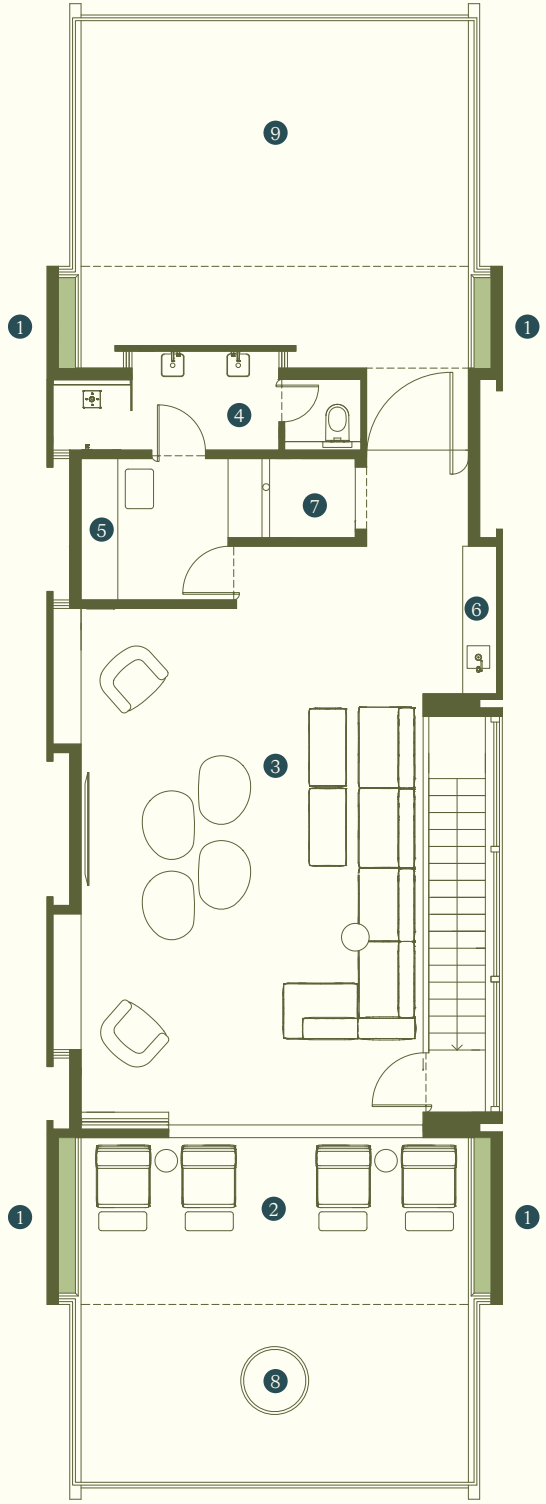
Second Level Floor Plan

1. Planter
2. Bedroom 1
3. Bathroom 1
4. Elevator
5. Bedroom 2
6. Bathroom 2
7. Bedroom 3
8. Bathroom 3
9. Laundry
10. Bedroom 4
10. Bathroom 4



Canal Front Floor Plan — 5 Bedrooms

Third Level Floor Plan



1. Ocean View
2. Patio
3. Home Theater
4. Bathroom
5. Closet
6. Wet Bar
7. Elevator
8. Gas Fire Pit
9. Lake View Patio

Canal View Villas

Canal View Villas 9-10 are another fantastic option for purchasers. With an interior square footage of 3886 and an exterior decking/patio of 2167 square feet, these exquisite Villas include three bedrooms, a private pool, a two-car garage, a 1943-square-foot basement, and boat slips on the launch ramp up to 25ft.

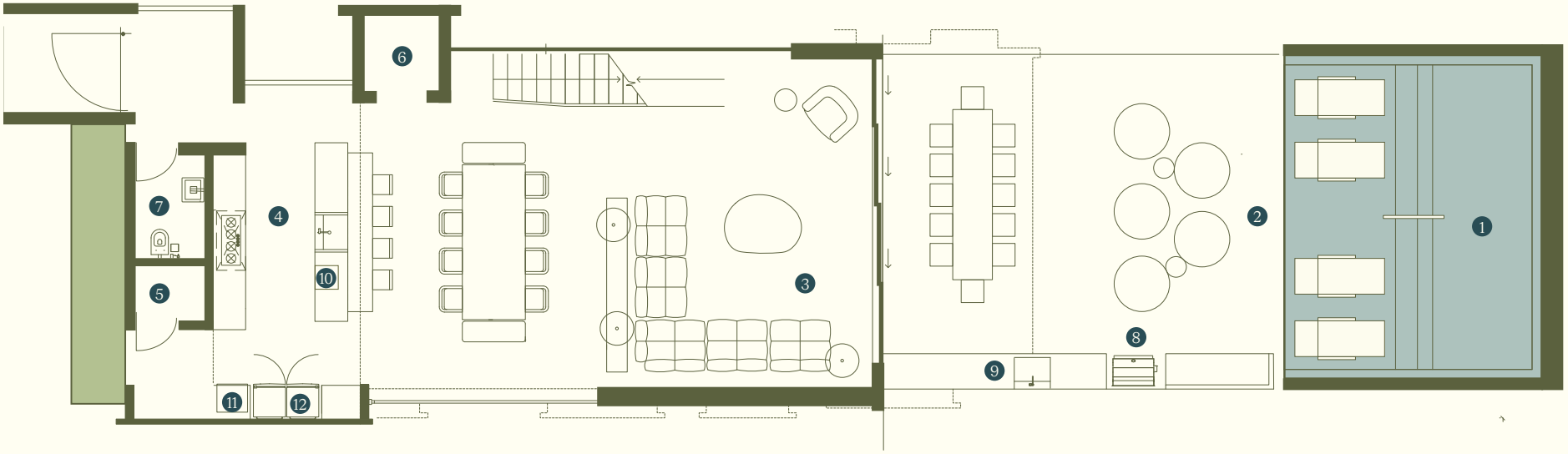
All Villas will have pristine ocean and lake views on the patios and decks at both ends. They will also include appliances and an elevator



Canal View Floor Plan — 3 Bedrooms

Ground Floor Plan

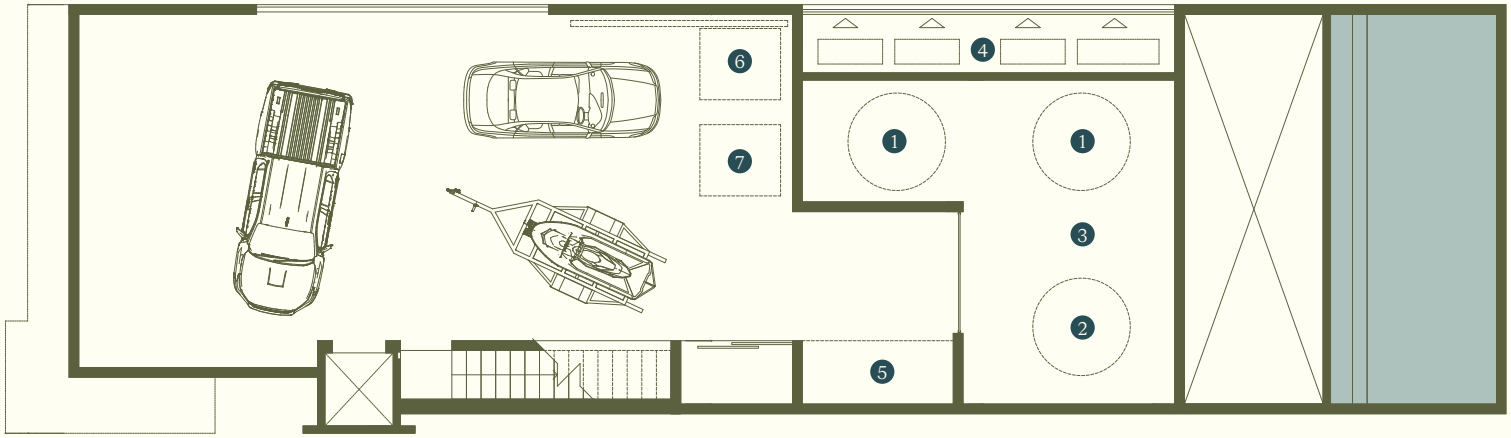
1. Pool
2. Pool Deck
3. Living Room
4. Kitchen
5. Pantry
6. Elevator
7. Powder Room
8. BBQ
9. Bar Sink
10. Dishwasher
11. Ovens
12. Refrigerator/Freezer



Canal View Floor Plan — 3 Bedrooms

Basement Level

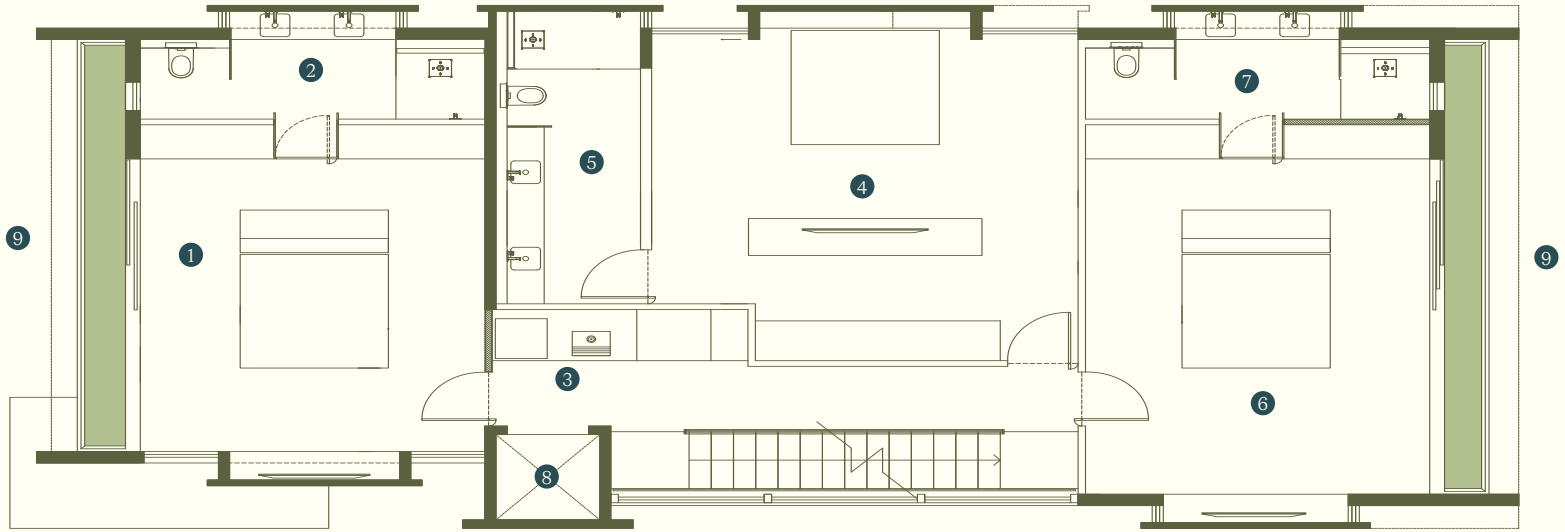
1. Cisterns
2. Waterfall Reservoir
3. Pool Pumps/Filters/ Deposit of Extra Materials
4. Condensers
5. Future Laundry
6. Power Generator
7. Water Heater/Pumps



Canal View Floor Plan — 3 Bedrooms

Second Level Floor Plan

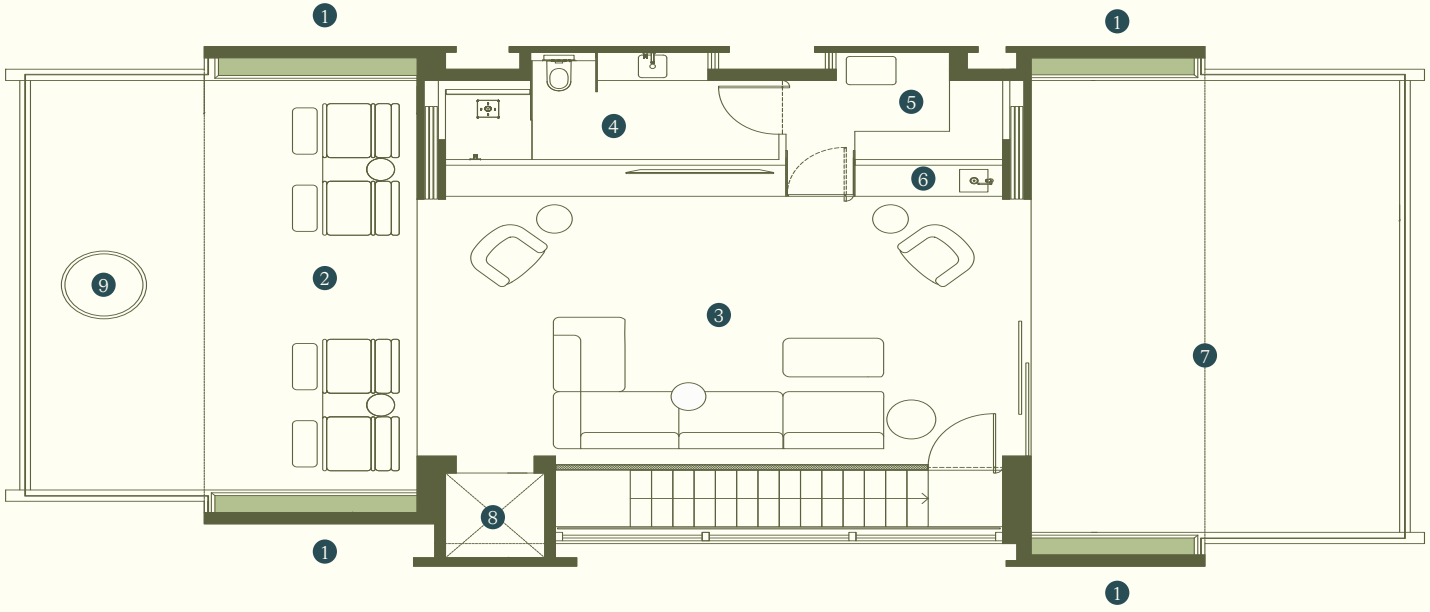
1. Bedroom 1
2. Bathroom 1
3. Washing Machine
4. Bedroom 2
5. Bathroom 2
6. Bedroom 3
7. Bathroom 3
8. Elevator
9. Planter



Canal View Floor Plan — 3 Bedrooms

Third Level Floor Plan

1. Planter
2. Canal View Patio
3. Home Theater
4. Bathroom
5. Closet
6. Wet Bar
7. Lake View Patio
8. Elevator
9. Fire Pit



Water View Villas

For those who cherish beauty, the Water View Villas are the ideal place to be. With views of the peaceful lake and dazzling ocean, these exquisitely designed villas include a 25 ft boat slip, a private pool, a fire pit, three bedrooms, and 5682 square feet of interior and exterior living space.



The ground floor is an extensive room with delightful interior finishes that cover the kitchen, dining, and living room. Large sliders take residents to the exterior pool deck, exterior dining, and ample social space. Residents can also enjoy the comforts of security and a two-car garage.

The second floor has three king-sized suites with ensuite bathrooms and exterior balconies to bask in the natural scenery.

Water View Floor Plan – 3 bedrooms



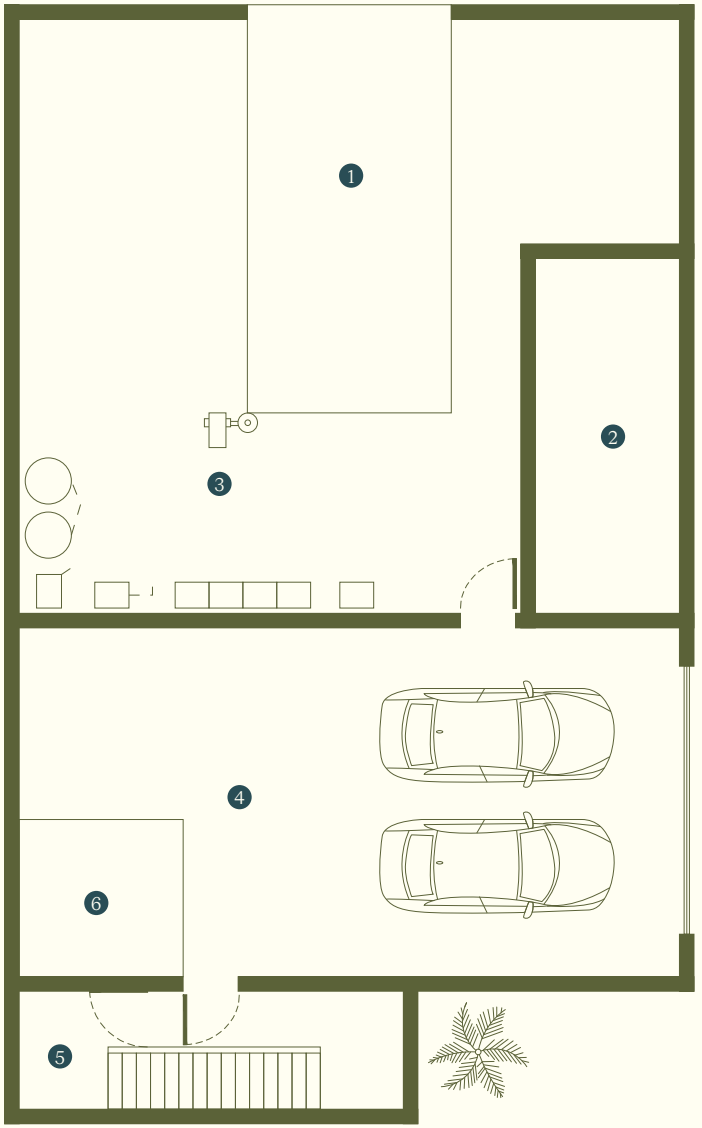
Villas 13-14 offer 5682 square feet of interior and exterior living space with North and South-facing views of Turtle Lake and the ocean. Owners can enjoy The Docks' closed management, security, and guest amenities such as tennis and pickleball courts, a boat ramp, boat storage, a gym, and access to Turtle Lake via the SUP/Kayak ramp.

Water View Floor Plan — 3 Bedrooms

Garage Floor Plan



1. Pool Foundation
2. Cistern
3. Pump/Utility Room
4. Garage
5. Owner's Closet
6. Washroom Rough In









Water View Villa floor plan includes a spacious multi-car garage that can house jetskis or small watercraft.

The garage also offers an owner's lockout and access to the pool pump facilities and the ground floor without needing to walk outside.

Solar System Optional.

Water View Floor Plan — 3 Bedrooms

Ground Floor Plan

1. Entry Hallway
2. Powder Room
3. Living Room
4. Kitchen
5. Dining Area
6. Outdoor Dining
7. Gas Fire Pit
8. Pool Deck
9. Pool
10. Grill











The ground floor offers an extensive open-concept room with beautiful interior finishes covering the kitchen, dining, and living room.

Large sliders take residents to the exterior pool deck with a very comfortable 12’x24’ pool, exterior dining, a fire feature, and ample social space.



Water View Floor Plan — 3 Bedrooms

Second Level Floor Plan







1. Linen Closet
2. Laundry
3. Bath
4. Bedroom
5. Balcony







The second floor offers three king-sized suites with ensuite bathrooms and exterior balconies.

Convenient second floor laundry space can also be found along the second floors hallway.

Amenities

1. Gated Entrance/ Security

Homeowners will receive a coded entry for access. Security will oversee access in and out of the development and monitor the canal front, and the public area will be monitored by camera.



2. Kayak/SUP Launch

Residents can enjoy a convenient ramp and private kayak launch on Turtle Lake with direct access to the ocean.



3. Tennis Court Pickleball Court

Regulation-size court with pickleball court lines and floodlights for nighttime play.



4. Bicycles

The Docks will offer cruiser bikes to residents on a ‘First Come, First Serve’ basis.



5. Gym

Fully equipped gym facility with air conditioning and TV. Gym equipment includes a weight rack, yoga mats, weight bench, treadmill, and stationary bike.



6. Boat Ramp & Boat Storage

To the North, kayak, and SUP touring are offered via the small non-motorized watercraft launch on Turtle Lake. Along the canal on the South, there is a large ramp for motorized watercraft. In addition to the ramp, The Docks has a dedicated storage area onsite where boats can be securely stored long term. The concierge team available at The Docks will also be able to arrange required servicing and mechanics through a preferred third party.

A vibrant  lifestyle that suits you perfectly



Boat Concierge

We at The Docks can handle and prepare your watercraft so you can fully enjoy and maximize your time on the turquoise waters of Turks and Caicos completely stress-free.

Let our professional team take care of it.

Daily Concierge Service

- Delivery of your watercraft to your Dock if the craft is stored in our security compound.
-Pre-board minor cleaning and cover removal.
- Post minor cleaning and covers on.
- Fuel watercraft if requested.
- Stock the ice box with ice if requested.
- Deliver catering/provisions.

Haul / Launch

Remove the watercraft from your residence and store it at our security compound. Launch your watercraft from our security compound and deliver it to your residence.

Monthly Watercraft Management

While your watercraft is berthed at your home or stored in our security compound, we will perform a monthly check of the following.
— Check batteries
— Check all systems
— Run engines
— Report any issues to you

Catering Packages

We can offer you a wide selection of catering and beverage packages that make it easier to enjoy your day on the water with your family and friends.

Storage

Store your watercraft in our security compound.

Other services

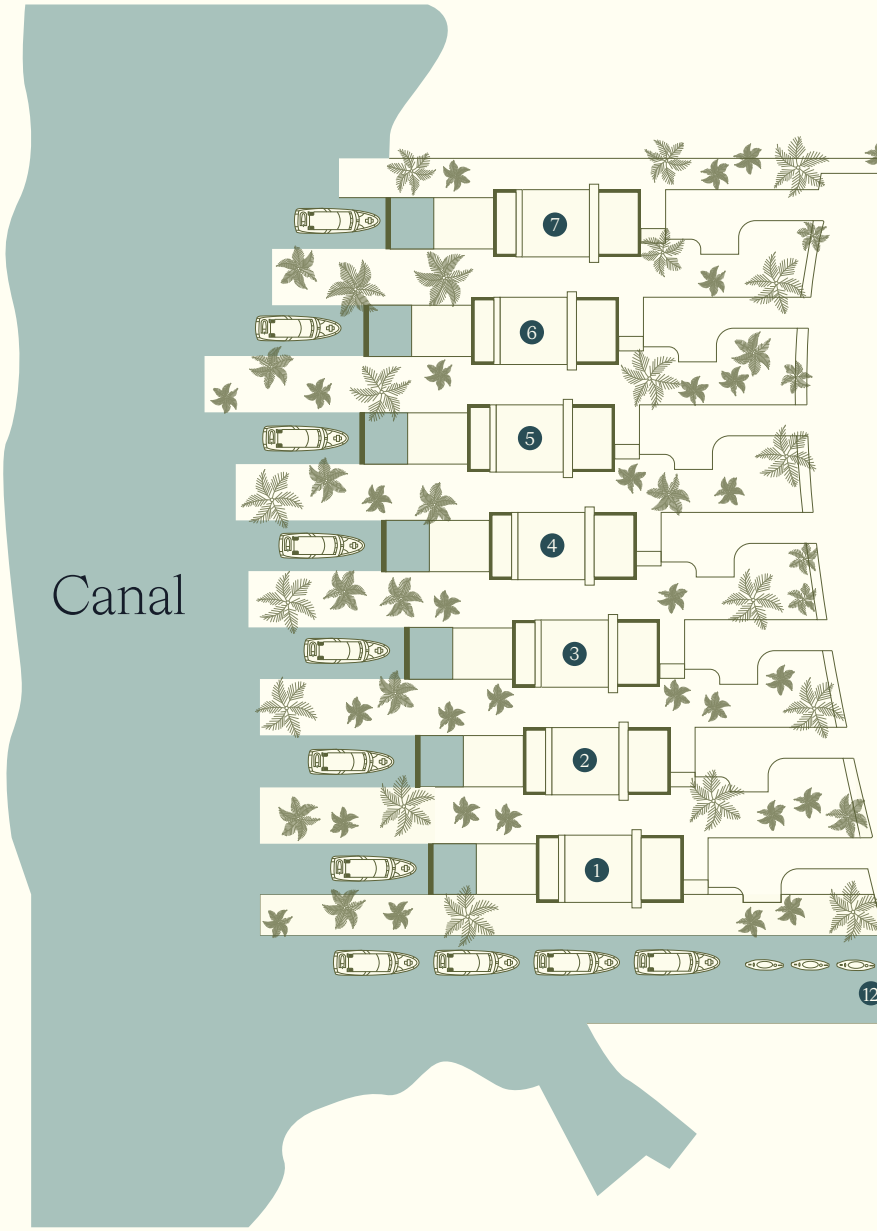
Arrange and supervise service work, including waxing, mechanical Driver Training, and Skippering.

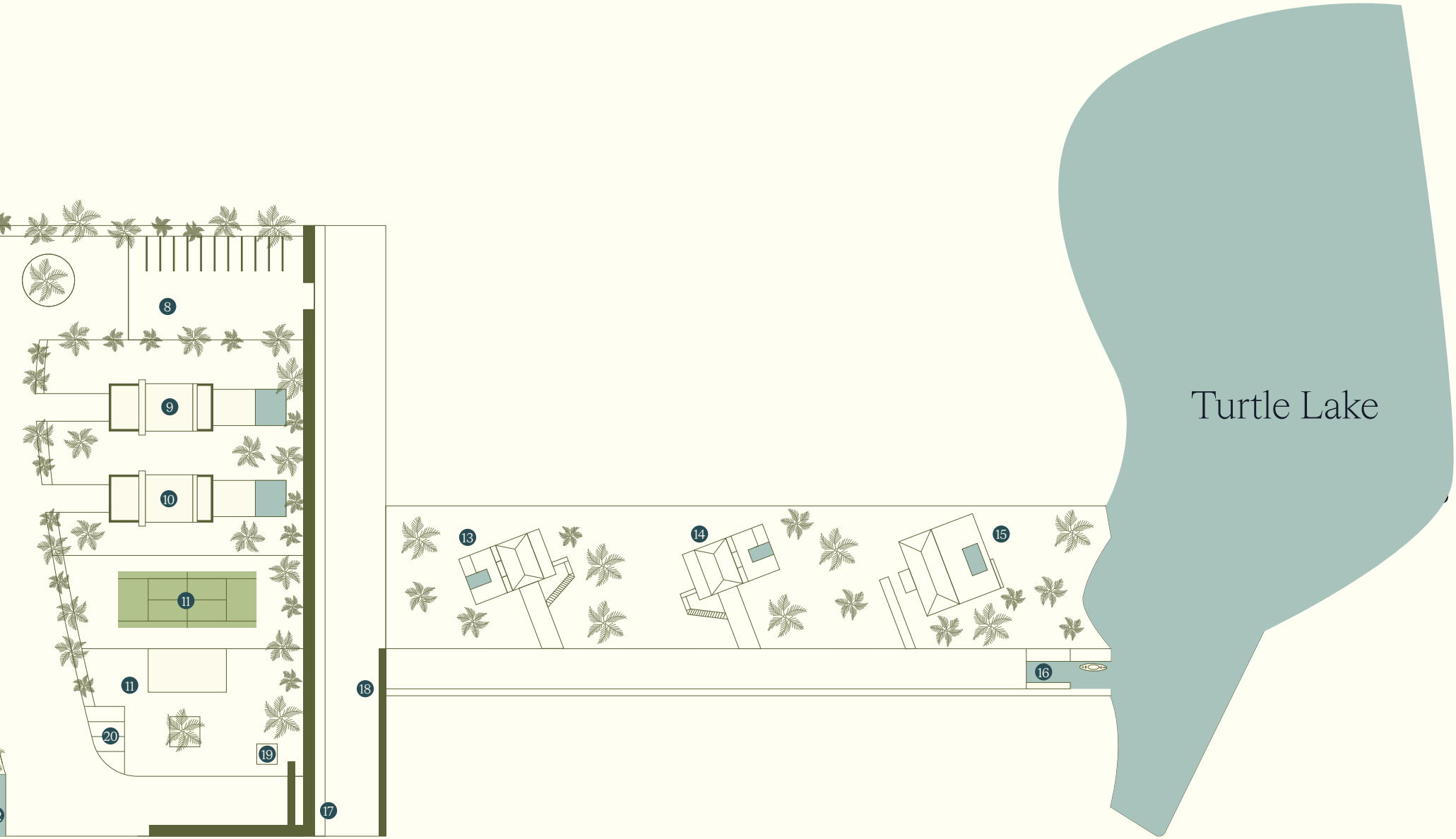
*Prices vary depending on service.


THE DOCKS
at Turtle Tail

Site Map

1-7 Canal Front Villas
8 Boat Storage
9 10 Canal View Villas
11 Tennis/Pickleball Court + Gym
12 Boat Ramp/Slips
13 14 15 Lakewiew Villas
16 Kayak Launch Ramp
17 18 Security Gate
19 Security Office
20 Guest Parking




8
9
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Turtle Lake

Staged Construction Pricing Breakdown

Water View Villas from $1,900,000

Lot Price	**$200,000**
Deposit	10%
Commencement of construction	25%
Ground Floor Completion	25%
Roof Slab Completion	20%
Watertight Completion	15%
Balance at Completion	

Canal View Villas from $2,999,500

Lot Price	**$499,000**
Deposit	10%
Commencement of construction	25%
Ground Floor Completion	25%
Roof Slab Completion	20%
Watertight Completion	15%
Balance at Completion	

Canal Front Villas from $3,900,000
5 Bedroom Option from $4,100,000

Lot Price	**$499,000**
Deposit	10%
Commencement of construction	25%
Ground Floor Completion	25%
Roof Slab Completion	20%
Watertight Completion	15%
Balance at Completion	

Strata Fee Schedule

Phased Strata Fee	Lot 15	Water View	Canal View	Canal Front
Current	$0	$0	$0	$0
Boat Ramp/Dock	$67	$148	$199	$272
Landscaping/Pool	$200	$518	$697	$952
Security	$220	$444	$596	$816
Gym	$105	$222	$299	$408
Courts	$67	$148	$199	$272
Total	**$659**	**$1479**	**$1990**	**$2721**

The monthly Strata fee will be phased in as the various amenities are completed based on the above chart.

The strata fee is determined each year by the HOA based on the actual cost and may change from year to year. We have provided this as an estimate based on our experience.



Strata Fee includes:

- Landscaping/Gardener for both common and private areas.
- Weekly Pool cleaning, pool chemicals, water testing.
- Boat ramp and dock maintenance.
- Court maintenance and upkeep.
- Gym Maintenance and upkeep.
- Insurance of common areas.
- Utilities in the common area, water, electricity, street lights.
- Security Guard, Security camera monitoring.
- Gate maintenance.
- Garbage pick up and removal.
- Equipment reserve fund.
- Road maintenance and repair.
- General reserve and administration.

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