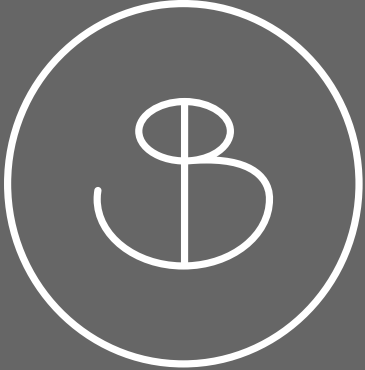


www.niva6.com

Providenciales
Turks & Caicos Islands

21.760329023686467
-72.17678876942875





Refined Interruption

Above clear turquoise waters, carved into the organic ridge of the landscape, is Nivå, a collection of six exclusive island retreats. Developed by Windward and designed by Ström Architects, these residences harmonize with their surroundings, capturing the horizon while celebrating clean lines and flowing spaces.

Perfectly positioned, Nivå offers a unique balance of Turtle Tail's tranquility and South Bank's vibrant allure. Enjoy seamless access to a curated selection of restaurants and facilities that embody the essence of resort living, crafted for effortless sophistication.



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The Concept

P.05 — P.08

The uncomplicated concept began with a sense of place and a unique understanding of its environment. The result is an architectural piece that bravely belongs.

Embrace of nature



Directly adjacent to South Bank, Nivå beckons from the serene tip of the Turtle Tail Peninsula. A highly desirable neighborhood, secluded, yet effortlessly accessible. Days begin with sunrise over the Caicos Bank to the South and draw in with sunsets over Juba Sound to the North. Elevated at the ocean's edge sit a limited series of architecturally designed villas bedded into the limestone of the iron shore.

Nivå 1-5 are unified by a shared design language, and form unique relationships as each finds its own level in the natural landscape. Nivå 6 takes stage on a sweeping plot at the edge of the iron shore and welcomes panoramic views framed by unparalleled open expanse on all levels.

“Elegantly suspended
on the rugged iron shore,
Nivå reflects the beauty
of the horizon, framing
the view with simple,
pure lines.”

— Magnus Ström
Architect





The Design

P.09 — P.14

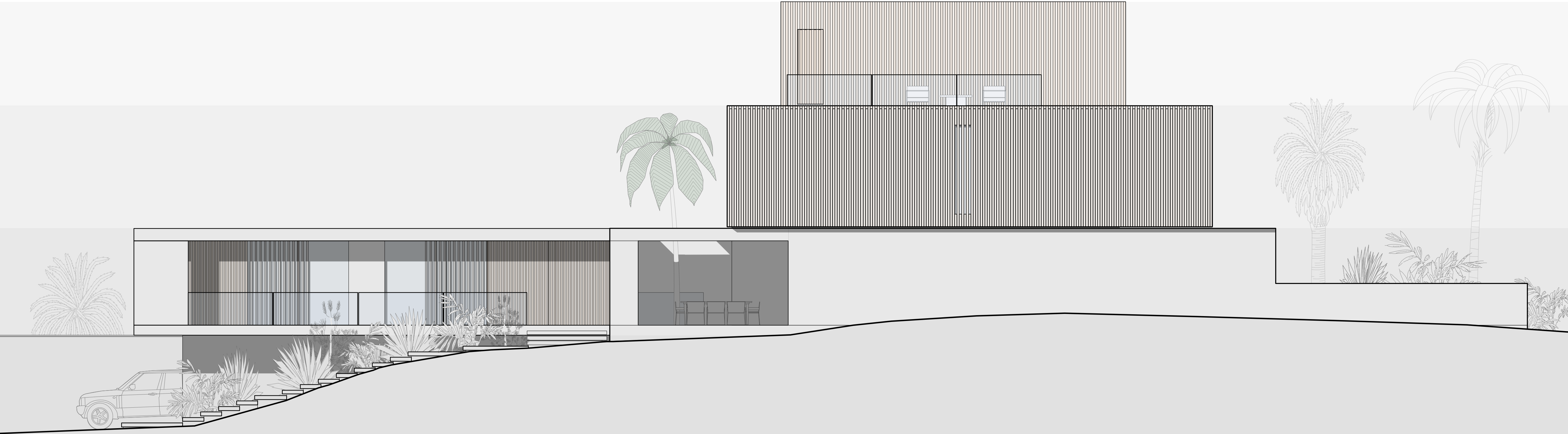
A response to the environment, built into layers of the landscape, Nivå is designed for an elevated lifestyle in the embrace of nature.

Nivå = Level

Nivå's name reflects its architectural vision while conjuring a sense of style and simplicity.

A nod to Scandinavian placemaking, Nivå's meaning

in Swedish is level or topography, reflecting the composition of the design by Ström. In its purest form, Nivå is an arrangement of living levels; formed from stacked podiums built into layers of the landscape.



A sense of openness embedded in nature. An architectural statement.

The unapologetically contemporary design integrates into the natural coastline with the innate ease of something borne of its environment. Expansive social living spaces capture every inch of the ocean through edge-to-edge glass, and slender exterior sleeves offer protection from the elements, welcoming you to live outside as much as inside.

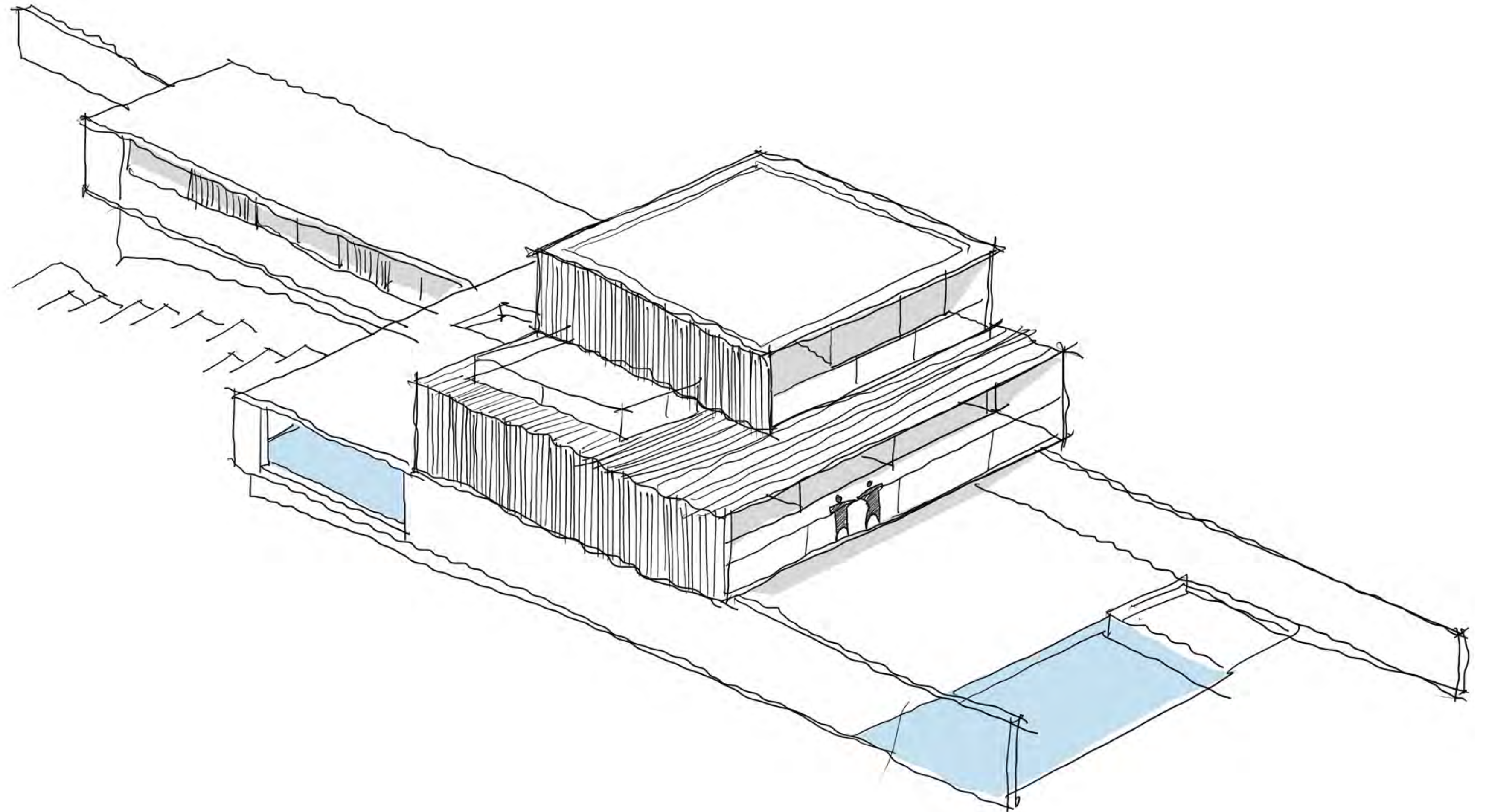




The Sleeve

The sleeve is a pure response to the island's tropical environment. The geometry evolved as a core design concept, originating as a reaction to the elements and climate, and developing to create open spaces that can be enjoyed at all times.

A shelter from high sun and ocean breezes, the screened sleeves envelope the upper floors to keep spaces shaded and the building cool. Providing owners with maximum use of indoor and outdoor spaces, while framing expansive open views.



Quiet solitude to appreciate the flow of life



Large, open social spaces that welcome views and guests

South Bank

Relaxed Sophistication

Take a two-minute boat transfer directly across the calm channel and experience the unique allure of South Bank, where a contemporary waterfront resort and marina seamlessly integrates with world-class amenities and exceptional service offerings.

From the gourmet restaurants, the rejuvenating spa and gym, three distinct beach experiences, tennis and pickle ball courts as well as a full service marina owners and guests can encounter Caribbean waterfront living at its finest.



Access to unparalleled island amenities hosted by Grace Bay Resorts

Annual Membership for owners and all villa guests

Convenient boat transfer and golf cart shuttle at South Bank

Restaurants and bars

Gym

Tennis and pickleball courts

Lagoon islands and beach with firepits, loungers, tiki bar

South Bank community pool and jacuzzi in front of Arc

Serviced resort beach with loungers

Spa including Nivå in-villa spa services

Long Bay beach access for beach walks

South Bank Marina allowing for convenient boat storage



Savor a cocktail or freshly prepared snack as you unwind beneath the serene Caribbean skies



Connect with friends and family over a quick game on South Bank’s hard courts

Nivå 1—5

Crafted for the
flow of life.

Formed within
the flow of nature.





Nivå 1—5

995 ft²

Total Area
(including uncovered external)

LOWER LEVEL



Nivå 1—5

1942 ft²

AC Area

1333 ft²

Covered External Area

4994 ft²

Total Area
(including uncovered external)

FIRST FLOOR



Nivå 1—5

2072 ft²

AC Area

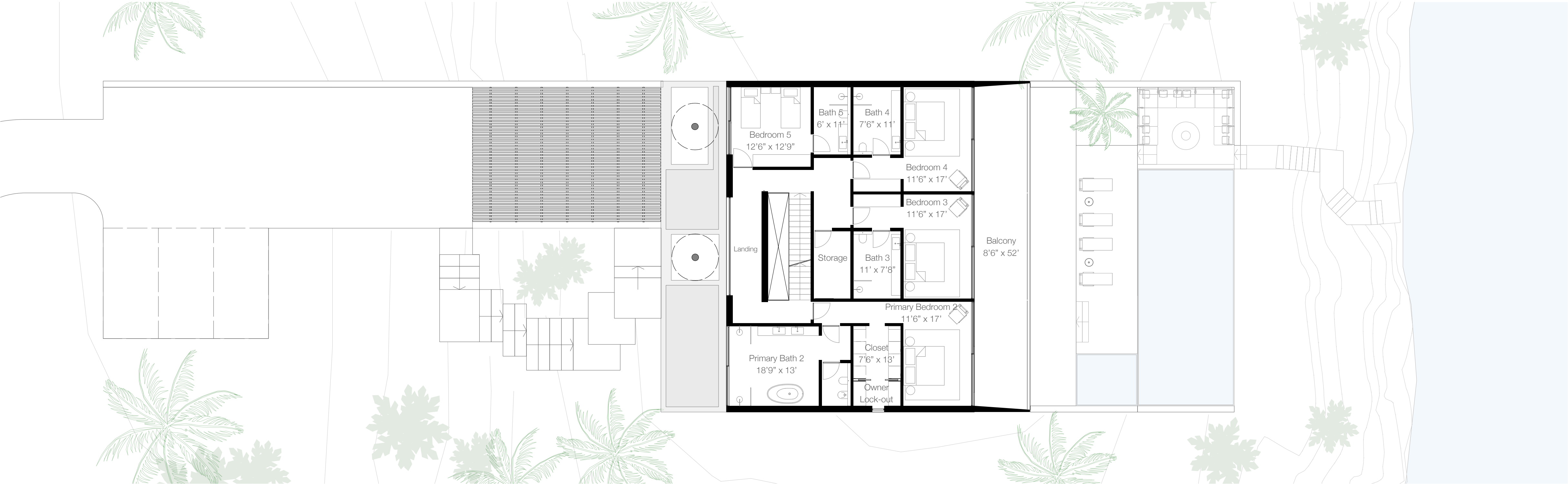
461 ft²

Covered External Area

2533 ft²

Total Area
(including uncovered external)

SECOND FLOOR



Specification

0.38 -
0.53 ac

Lot Size

4014 ft²

Total AC Area

80 ft

Frontage

8522 ft²

Total Area
(including uncovered external)

4 bedrooms 4.5 bathrooms

Office with Juba Sound
water views

Feature kitchen island by Boffi

Gaggenau or equivalent
appliances

Dedicated powder, pantry
and laundry rooms on the
first floor

Large owner’s storage on
second floor

Large-format porcelain floor
tiles throughout

38 x 15 ft pool overlooking
the Caicos Bank with optional
hot tub

1 indoor & 1 outdoor bath-tub

Ocean staircase cut into
iron shore with ocean dock

Optional items:

Garage

Elevator servicing L0 – L3

Ancillary 520 sqft guest house

Ancillary 520 sqft gym

Infinity edge hot-tub

Evening plunge pool

Solar package with batteries

1505 sqft private Primary
Bedroom level, with owner’s
lock-out, balcony, roof terrace
and wet-bar



Nivå 6

P.28 — P.38

An architectural moment on the landscape where bold design belongs and views to and from are balanced and breathtaking.

The ultimate
expression.

A stage and sanctuary
for every moment.



Indoor spaces echoed outdoors. The fully glazed open-plan kitchen, dining, and living rooms extend outside to the covered lounge areas, dining space, and outdoor kitchen.



Fronted by the pool and elongated hot tub, Nivå 6 enables a seamless flow and embodies the freedom of indoor-outdoor living.



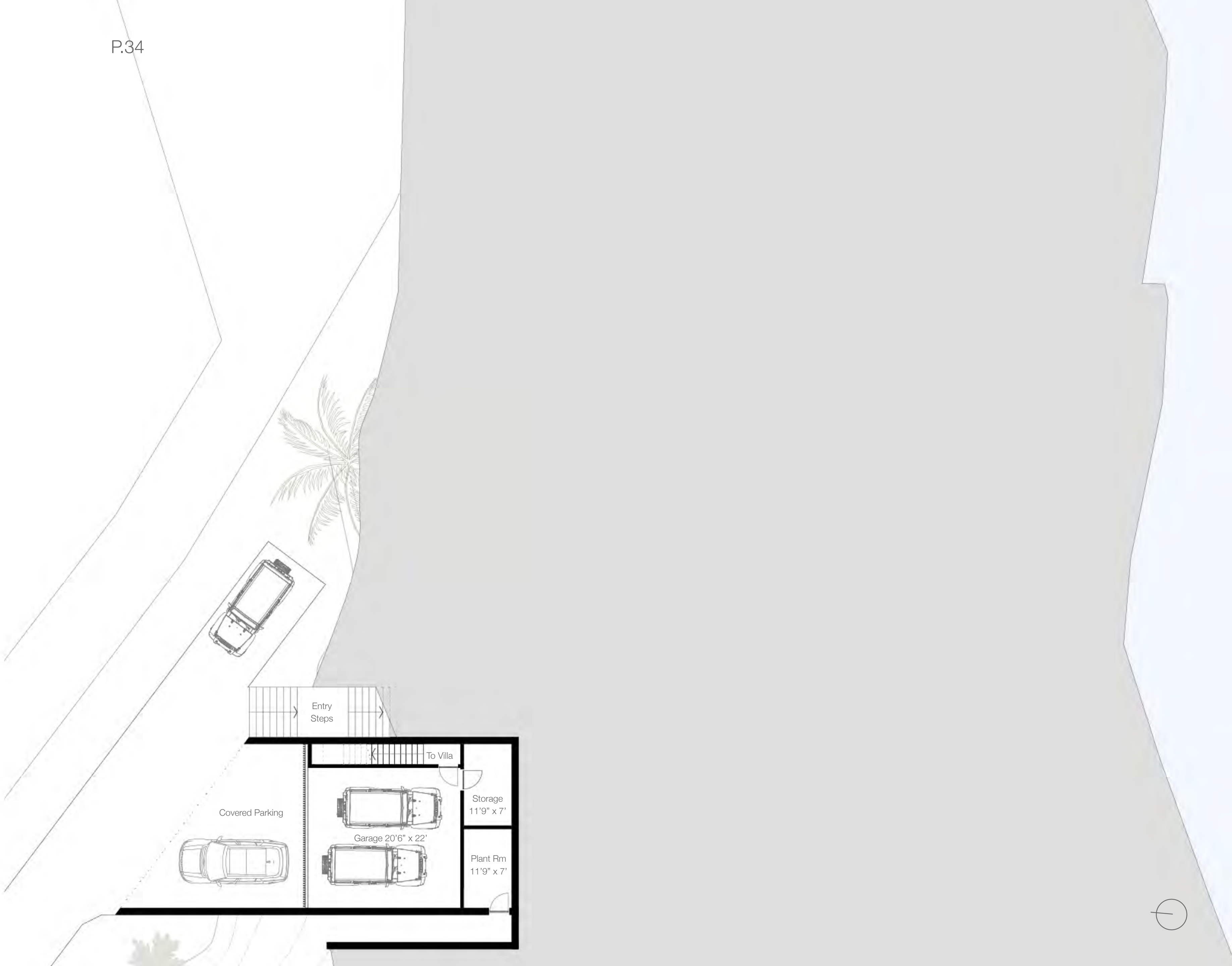


Nivå 6

LOWER LEVEL

1418 ft²

Total Area
(including uncovered external)



Nivå 6

FIRST FLOOR

2872 ft²

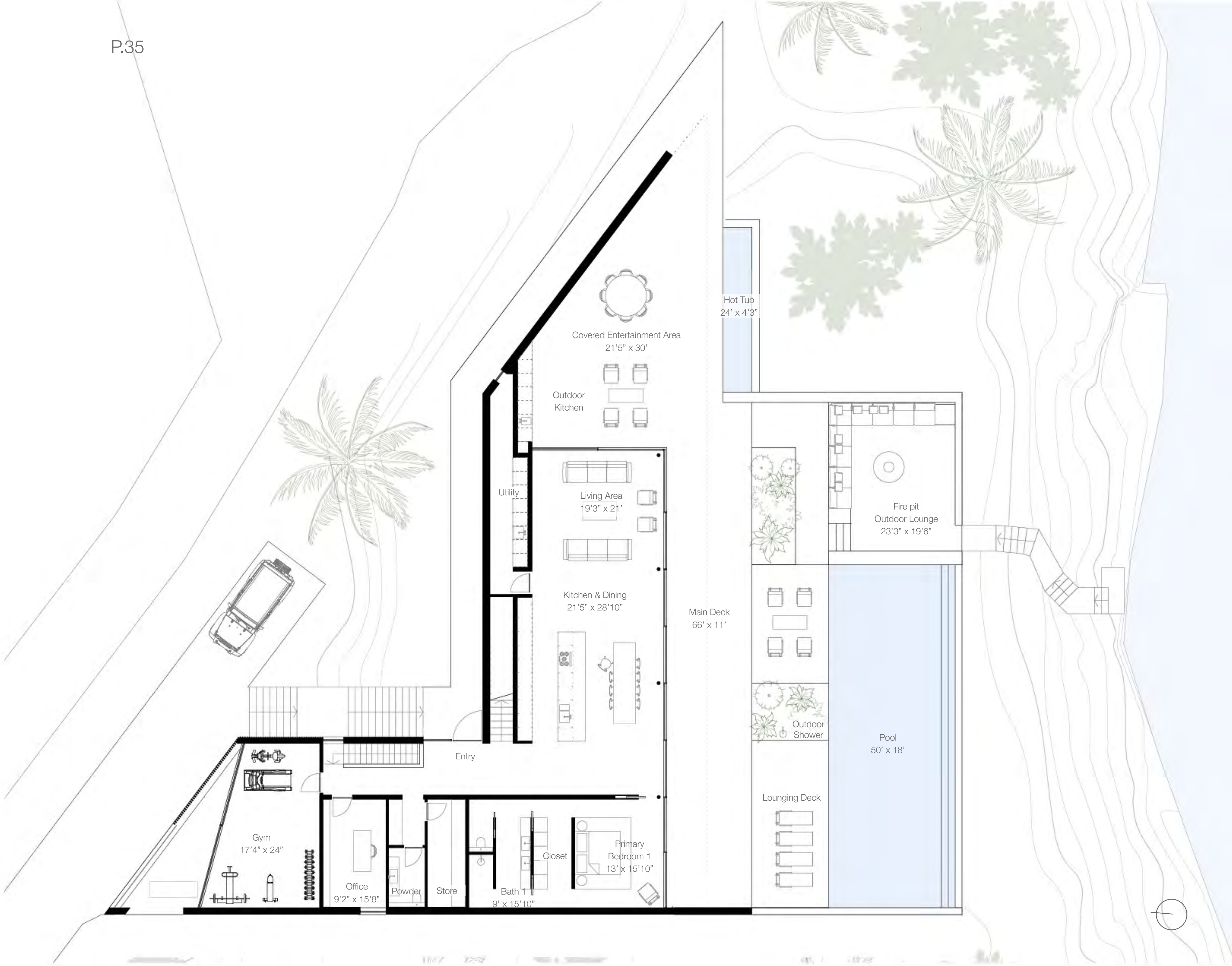
AC Area

1486 ft²

Covered External Area

8131 ft²

Total Area
(including uncovered external)



Nivå 6

SECOND FLOOR

2720 ft²

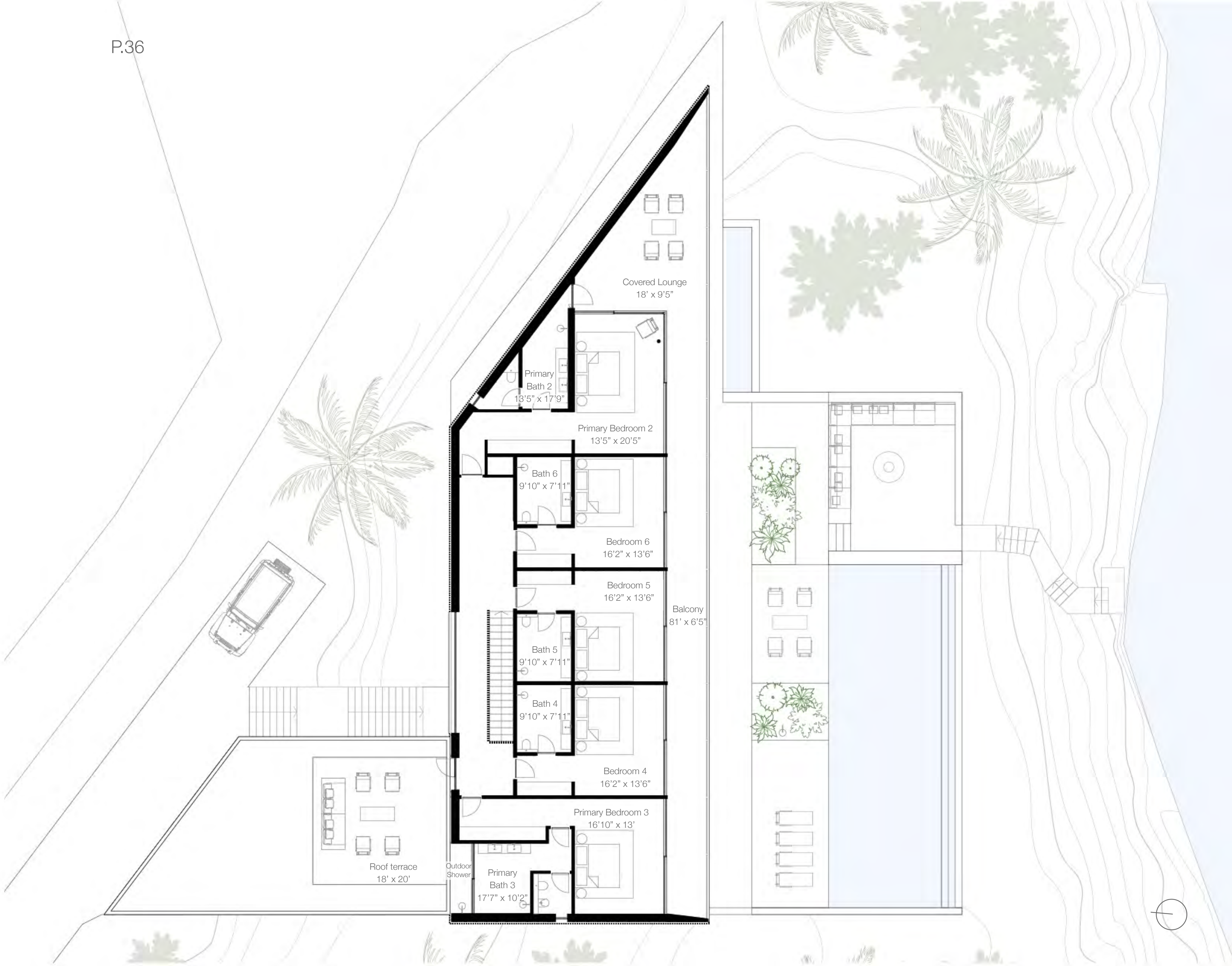
AC Area

912 ft²

Covered External Area

4010 ft²

Total Area
(including uncovered external)



Nivå 6

THIRD FLOOR

987 ft²

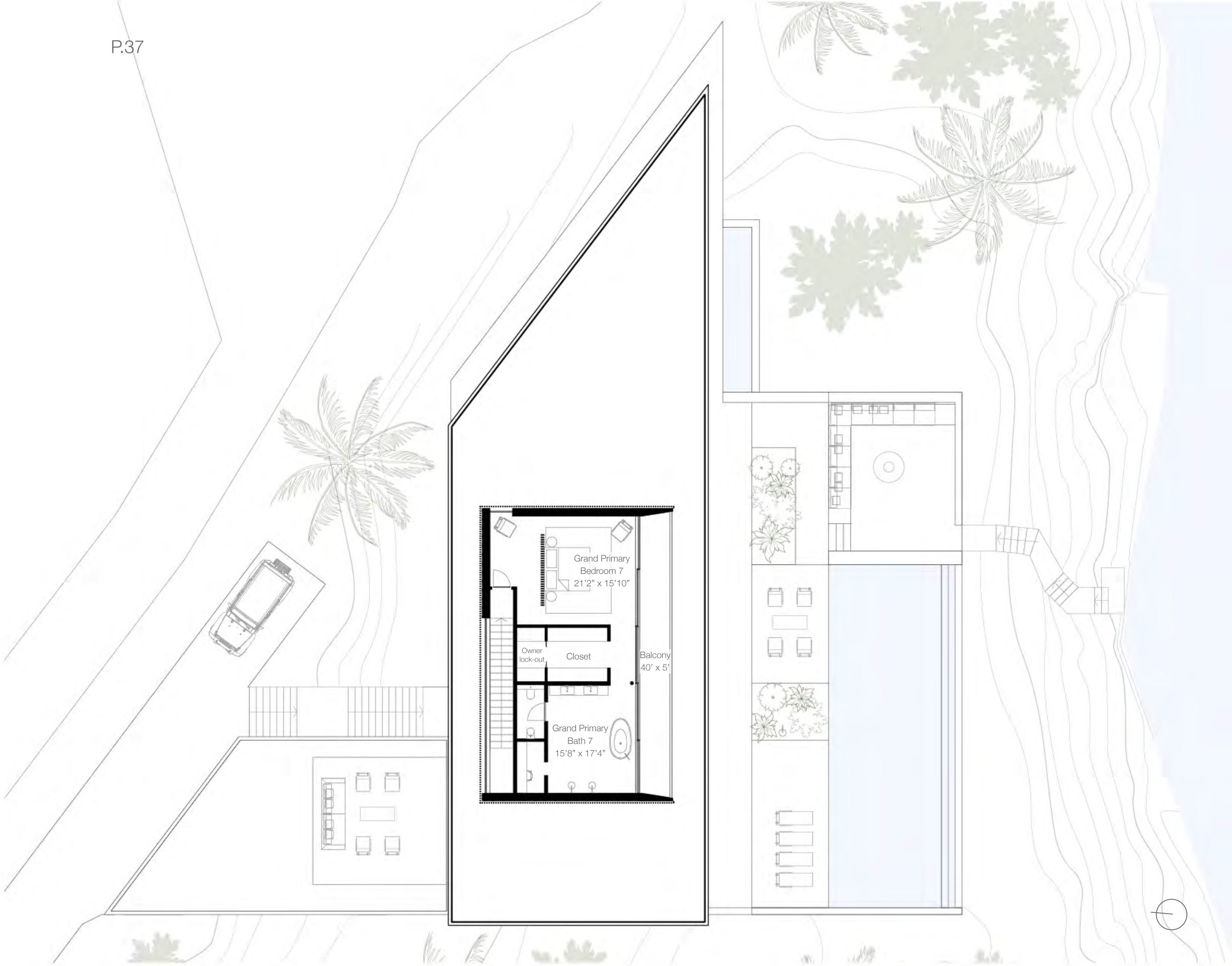
AC Area

200 ft²

Covered External Area

1187 ft²

Total Area
(including uncovered external)



Specification

0.46 ac

Lot Size

6579 ft²

Total AC Area

167 ft

Frontage

14746 ft²

Total Area
(including uncovered external)

Seven oceanfront bedrooms:

- Feature grand primary bedroom with owner’s lockout closet
- Ocean-facing primary bedroom on first floor
- Five ocean-facing bedrooms on second floor

Oceanfront feature hot tub

Oceanfront fire pit lounge

Gym on first floor with Juba Sound views

Seperate utility room and prep kitchen on first floor

Dedicated office on first floor

Two car garage with owner’s storage

Rooftop terrace on second floor with Juba Sound views

Extra wide villa frontage with 120 ft

50 x 18 ft pool overlooking the Caicos Bank

Feature kitchen island by Boffi

Gaggenau or equivalent appliances

Large-format porcelain floor tiles throughout

Ocean staircase cut into iron shore with ocean dock

Optional items:

Elevator servicing main floors

Solar package with batteries

The Island

P.39 — P.42

Relaxed, sophisticated
Caribbean living where
cosmopolitan lifestyles,
peaceful hideaways and
ocean adventures await.

Providenciales

An island in the Turks and Caicos archipelago, referred to as Provo by the local Islanders, is a natural Caribbean escape and home to some of the world's best watersport activities. From the vibrant Grace Bay to the vast array of secluded coves and beaches, there are boundless opportunities to encounter nature's beauty. A true island of adventure and possibilities.

A scenic drive brings you along the narrow peninsula separating the beautiful Juba Sound from the ocean and Caicos Bank to Nivå, an enclave where six homes take their place above the pure, turquoise waters at the tip of Turtle Tail.





Flight Times

Dallas

3h 16m

London

11h 50m

Boston

3h 40m

Montreal

4h 10m

New York

3h 30m

Ft. Lauderdale

1h 20m

Toronto

4h 00m

Washington DC

2h 57m

Philadelphia

3h 25m

Chicago

4h 40m

Houston

3h 39m

Charlotte

3h 00m

Atlanta

3h 05m

Miami

1h 55m

Houston

3h 46m

The Team

Windward

Our only constant is the creativity that runs through everything we do and our ability and determination to make anything possible.

By demanding the extraordinary, we answer questions others don't even ask. Our agile, bright and mindful team inspires those who work with us to find unexpected answers and create iconic developments. United by a shared spirit, the clients, partners and communities we collaborate with become the embodiment of our success.

Developers of the waterfront residential communities on Providenciales: South Bank, Blue Cay, Peninsula at Emerald Point.

www.windward.tc





Ström Architects

Internationally recognized for a modern design aesthetic that captures horizons, Ström Architects are the ideal partner to define a limited villa series worthy of the stunning site. With careful attention to detail, the architecture is mindful that every space is exciting and inviting, from sunrise to sunset. Sleek lines and subtleties streamline year-round indoor-outdoor living.

“We try to seek this quiet solitude where people can appreciate the flow of life. A quietude where the horizon, architecture and finish should inspire you and lift you.”
Magnus Ström

www.stromarchitects.com

Grace Bay Resorts



Grace Bay Resorts’ team of expert professionals provides incomparable levels of anticipatory service, rental pool management and uniquely personalized experiences for owners at Nivå. With unrivalled knowledge

of Providenciales and a passion for providing the best service, the concierge team is on hand to manage any request with care, crafted meaningfully for each owner and guest and provide an effortless ownership experience.



WINDWARD

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