



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201
Cayman Islands, British West Indies.
+1 (345) 946-3343
info@edgewater.ky |

SUNSET POINT

West Bay North West, Cayman Islands

MLS# 416602

CI\$1,495,000





Debi Bergstrom

dbergstrom@edgewater.ky

Sunset Point has a prime location on the natural, visually and topographically stunning, shoreline of North West Point Road perched above the crystal clear Caribbean waters and the world class diving that it affords. Nestled on almost 460 feet of stunning waterfront, is this luxury, low density new development. The 3.5 acres of luxury ocean front real estate will comprise 5 two- and three-story buildings all with expansive sea views, and amenities to include a gym, swimming pool, hot-tub, sundeck and trellised sunbathing area, a large gazebo with a wet bar, barbecue, dining and seating, lush lawns and terraced landscaping. Owners and guests will have easy access to the water via a natural inlet for some of Cayman's world class diving and snorkelling. This Three Bedroom ground floor corner unit with its 35-foot-wide ocean front patio has unobstructed panoramic views from its elevated position, and extends to a generous 1,944 square feet comprising open concept living and dining, well proportioned bedrooms each with ensuite bathrooms and ample storage. Interiors are designed to maximise the indoor/outdoor lifestyle for which the Cayman Islands are so famous, from the floor-to-ceiling glass doors that bring the ocean into the unit, with an amazing 35 ft wide patio, preparation for a hot tub from which to enjoy spectacular sunsets. The patio will have retractable screens to enjoy all year long. Other upgrades include : High end kitchen cabinetry, upgraded appliance package, bathrooms, tile, and upgraded sound insulation for quiet comfort. You'll fall in love with your own private piece of paradise here at Sunset Point. Whilst this, and all units within Sunset Point, are suitable for full time owner occupation there is also the flexibility for those looking to maximise their investment and take advantage of the thriving short and long term rental market returns. A management company will be available as needed to help facilitate such arrangements for those looking at a hands off investment. Two of the islands most popular eateries are within a stones throw, and the array of amenities offered by Seven Mile Beach, Camana Bay and George Town are only a short car ride to the South and within easy reach. Sunset Point is a stunning waterfront property waiting for you to call it home. "How do you Want to Live your Life?" "OWNER FINANCING AVAILABLE *Please note that sea access is contingent upon obtaining the necessary coastal works permit. "Disclaimer: The renderings and illustrations do not necessarily depict actual features but are a reasonable representation of the quality and design that will be offered at Sunset Point. Features and finishes may vary but will be substantial as depicted in this brochure unless otherwise agreed. Final specifications will form part of a construction contract between the purchaser and developer."

Essential Information

Type Residential (For Sale)	Status Current	MLS 416602	Listing Type Condominium
---------------------------------------	--------------------------	----------------------	------------------------------------

Key Details

Bed 3	Bath 3	Block & Parcel 1C,279H12A
Den No	Year Built 2023	Sq.Ft. 1944.00

Additional Features

Lot Size 0.00	Views Water Front	Sea Frontage 460	Foundation Slab
Floor Level 1	Furnished Partially		