



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## RESIDENCE 4 - THE SANDS

Seven Mile Beach, Cayman Islands

MLS# 416826

**US\$3,800,000**





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Experience Unparalleled Luxury at The Sands, an Ultra-Exclusive Oceanfront Oasis. Embrace the epitome of luxury and tranquility at The Sands, an ultra-exclusive oceanfront retreat nestled on the iconic Boggie Sands Road, gracing the world-renowned Seven Mile Beach. With only six exquisitely appointed residences spanning, this extraordinary haven offers the ultimate in privacy and exclusivity. Unparalleled Oceanfront Vistas. Immerse yourself in breathtaking panoramic ocean views from every residence, each boasting 30 feet of prime waterfront frontage. Expansive sliding glass doors seamlessly blend the indoor and outdoor living spaces, creating an unparalleled alfresco experience. In the primary bedroom, floor-to-ceiling windows stretch the entire length of the room, framing mesmerizing ocean vistas. Award-Winning Interior Design. Interiors designed by the acclaimed Design Studio exude elegance and sophistication, featuring exceptionally high-end fixtures and finishes throughout. Customized cabinetry and a wine wall add a touch of refinement, while fluted walls and an expansive chef's kitchen with top-of-the-line appliances and CaesarStone countertops further enhance the culinary experience. Stylish furniture packages are also available through the Design Studio, ensuring a hassle-free and cohesive design experience. Unrivaled Rooftop Amenities. The Sands elevates the concept of luxury living with its unparalleled rooftop terrace, spanning over 6,000 square feet. Each residence enjoys the privilege of a private 150-square-foot cabana, a unique feature not found in any other new development in the Cayman Islands. The rooftop oasis also features a magnificent 12' x 30' pool. A host of additional amenities awaits at The Sands, including: -A state-of-the-art 800-square-foot gym -Luxurious bathrooms Beyond the rooftop haven, a secluded oceanfront gazebo provides a tranquil escape, featuring a rooftop patio, built-in BBQ and kitchen, yoga area, bathroom and shower, paddle board storage, and private dedicated beach access with a gate and steps exclusively for owners' use. Each residence comes equipped with a 10' x 10' air-conditioned storage unit and two covered and gated parking spots, ensuring ample space for personal belongings and vehicles. Short-term rentals are permitted with the specifics to be decided by the owners. An attractive payment schedule is available upon request, making this extraordinary oceanfront sanctuary within reach. Embrace the pinnacle of luxury and serenity at The Sands, where every detail is meticulously crafted to exceed your expectations.

## Essential Information

Type **Residential (For Sale)** Status **Current**

MLS **416826**

Listing Type **Condominium**

## Key Details

Bed <b>4</b>	Bath <b>4.5</b>	Block & Parcel <b>5B,151H4</b>
Den <b>No</b>	Year Built <b>2024</b>	Sq.Ft. <b>3046.00</b>

## Additional Features

Lot Size <b>0.00</b>	Views <b>Water View</b>	Foundation <b>Slab</b>	Floor Level <b>2</b>
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