



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 |

GRAPETREE BEACH VIEWS ON SMB

Seven Mile Beach, Cayman Islands

MLS# 416907

US\$970,000





Debi Bergstrom
 dbergstrom@edgewater.ky

A superbly positioned condo, with water views from balcony. End unit townhouse style condo with entry from the second floor, with gorgeous sea views from balcony. Ample natural light from side windows in living area and bedrooms. Open plan kitchen, with plenty of scope to modernise or just move straight in and take your time. AC just serviced and freshly painted throughout. Complex looks fresh and updated, and has its own beach cove and green grass lawn. You are buying into just over 2 acres of freehold, real estate with 200 ft water frontage. There are no restrictions on rentals. You may Airbnb or long term let. On a comparable unit within Grapetree the average nightly rate minus Tourist Tax and cleaning fee is US\$326, rising to US\$600 in high season. 2023 gross income for comparable unit was US\$108,000. Located close to World Gym, Body Works, Thai Orchid and the shops and restaurants of Queens Court and & Mile Shops. Make contact for your private viewing TODAY.

Essential Information

| | | | |
|-------------------------------|----------------|---------------|--------------------|
| Type | Status | MLS | Listing Type |
| Residential (For Sale) | Pen/Con | 416907 | Condominium |

Key Details

| | | |
|-----------|-------------|-------------------|
| Bed | Bath | Block & Parcel |
| 2 | 2 | 13B,103H16 |
| Den | Year Built | Sq.Ft. |
| No | 1981 | 1228.00 |

Additional Features

| | | | |
|-------------|------------------------------|--------------|-------------|
| Lot Size | Views | Sea Frontage | Foundation |
| 0.00 | Beach View, Pool View | 200 | Slab |
| Floor Level | Furnished | | |
| 2 | Partially | | |