

## TWENTY40 GOVERNORS HARBOUR

Seven Mile Beach, Cayman Islands

MLS# 417602

**US\$1,650,000**





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Discover Unmatched Luxury and Convenience Nestled in the prestigious Cook Quay area along the SMB corridor, TWENTY40 #6 offers an exquisite blend of elegance and practicality in one of the most sought-after locations in Grand Cayman. This stunning townhouse is perfectly poised to provide a lifestyle of unmatched luxury and convenience, mere steps away from Seven Mile Beach and the vibrant Camana Bay. Enter Your Dream Home Upon entry, you are greeted by a spacious and well-thought-out floor plan. The main level houses a versatile 4th bedroom or media room, catering to diverse lifestyle needs with seamless adaptability. Venture upwards to discover three beautifully appointed bedrooms, each a sanctuary designed to offer comfort and tranquility, enveloping you in an ambiance of sophisticated calm. This home stands out with its comprehensive security system, featuring cameras strategically placed at both the front and back of the property. Each window and door is fortified with advanced sensors, ensuring your safety and privacy. Step inside to discover a sophisticated smart lighting system that sets this unit apart, creating a warm, inviting ambiance—upgrades that reflect the meticulous attention to detail. The enhancements continue with custom-built shelves and an additional room downstairs, providing ample space for relaxation and storage. Living Redefined At the heart of this residence is a contemporary open-plan living area, where luxury meets functionality. Large windows not only showcase stunning canal-front views but also bathe the space in natural light, creating a warm, inviting atmosphere. The gourmet kitchen, central to this home, is a chef's delight. Equipped with granite countertops, solid wood cabinets, and high-end stainless steel appliances, it stands ready to cater to both culinary enthusiasts and casual cooks alike. The elegance of the unique closed-in staircase design enhances the space, integrating additional countertops and a stylish wine fridge, perfect for entertaining. Eco-Friendly Innovations Sustainability is woven into the very fabric of TWENTY40 #6. With hurricane-rated impact windows and doors, this home ensures optimal energy efficiency, while spray foam insulation in the roof provides additional energy savings, affirming our commitment to both luxury and environmental stewardship. A Community Like No Other As part of a family/pet-friendly complex, this townhome offers more than just a place to live—it provides a community. Beautiful landscaping surrounds a communal pool and BBQ area, ideal for social gatherings or a tranquil retreat. Whether you are boating to Camana Bay or Rumpoint to enjoy a day of diving or golfing, this location does not just promise a lifestyle but delivers an experience. Embrace the Lifestyle You Deserve This property is more than just a residence; it's a luxurious escape in the heart of Grand Cayman. Living here means embracing a lifestyle of opulence and exclusivity. To truly appreciate the beauty and uniqueness of TWENTY40 #6, seeing is believing. Schedule an appointment today and step into a dream come true in the tropical paradise of Grand Cayman. How do you want to live your life?

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>Current</b>	MLS <b>417602</b>	Listing Type <b>Condominium</b>
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## Key Details

Bed <b>3</b>	Bath <b>2.5</b>	Block & Parcel <b>11D,121H6</b>
Den <b>No</b>	Year Built <b>2019</b>	Sq.Ft. <b>2200.00</b>

## Additional Features

Lot Size <b>0.00</b>	Views <b>Canal Front</b>	Sea Frontage <b>200</b>	Foundation <b>Slab</b>
Floor Level <b>1</b>	Furnished <b>Yes</b>		