



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## FANTASTIC FIRST TIME BUY IN WEST BAY!

West Bay North West, Cayman Islands

MLS# 417712

**CI\$378,000**





**Debi Bergstrom**  
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Discover this fantastic 1-bedroom, 1-bathroom apartment featuring an additional 15 x 10ft mezzanine. Nestled in the developing Andreson Road, West Bay area of Grand Cayman, this property offers the ultimate blend of comfort, convenience, and enchantment. **Property Highlights:** Prime Location: Experience the beauty of Grand Cayman right at your doorstep, with the Caribbean Sea just a stone's throw away and local restaurants and bar. The upstairs office provides a flexible space for a home office, guest room, or additional relaxation area. **Additional Features:** Enjoy maximum efficiency and cooling upstairs and downstairs in your home with two split A/C units. The kitchen features elegant granite countertops for a touch of luxury and stainless steel appliances. The property exudes a cottagey vibe with vaulted ceilings for added character. Just steps away from Ocean Pointe Beach Access, perfect for ocean gazers and sunsets. Relax and soak up the sun or a quick workout on the wooden deck located at the rear of the property. **Recently Renovated:** This property is move-in ready for your convenience. Whether you're a first-time buyer, looking for a rental investment, this property offers the perfect blend of style, functionality, and enchantment. Contact us today to arrange a viewing and make your dream of island living a reality.

### Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>417712</b>	<b>Semi-Detached/Duplex/Triplex</b>

### Key Details

Bed	Bath	Block & Parcel
<b>1</b>	<b>1</b>	<b>4B,506H5</b>
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2011</b>	<b>710.00</b>

### Additional Features

Lot Size	Views	Foundation	Floor Level
<b>0.00</b>	<b>Garden View</b>	<b>Slab</b>	<b>1</b>
Furnished			
<b>Partially</b>			