



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

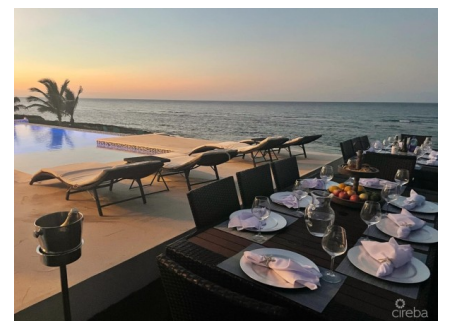
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CORAL VISTA

North Side, Cayman Islands

MLS# 417998

US\$13,500,000





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Premium beachfront luxury! The Coral Vista estate features 7000 square feet of space for family and friends to enjoy, along with immaculately landscaped grounds and 100 feet of white sandy beach (No rock or Ironshore). This home features a swimming pool complete with a 50 foot infinity edge, swim up bar, tanning ledge, outdoor kitchen/pizza oven and a two level beach cabana. Robust vacation rental income!

<https://www.vrbo.com/en-gb/p1828613vb> From the moment you walk through the entryway you'll have incredible panoramic views of the blue Caribbean sea. The open floor plan with 10 foot ceilings throughout and high ceilings in the center connects the oversized family room to the dining room and a kitchen fit for a private chef. Just off the family room you'll find a separate entertainment room, equipped with a wet bar, fridge and pool table. Coral Vista has 10 bedrooms, including 3 oceanfront master suites (one on the ground floor and two on the second). Each of the oceanfront suites is equipped with a king bedroom set, flat screen TV, an en suite bathroom and stunning direct views of the ocean. The residence also has a fourth oversized king suite, with en suite bathroom, located in the southeastern corner of the home. This suite has a flat screen TV as well as a small home office for any work you may have to attend to while in-residence. The ground floor also contains two other private suites on the western side of the home. They share a spacious bathroom and are ideal for a family traveling together as part of a larger group. One of the rooms is outfitted with a queen bed, the other with either two twin XL beds or a king (can be configured as such). Facing west, the rooms are a wonderful choice for anyone who prefers extra sleep as it will stay darker in the early morning hours. On the second floor, in addition to the dual oceanfront suites, Coral Vista has a king suite complete with a connected, private nursery. This suite features an en suite bathroom and is designed for families with young children. The nursery, which adjoins the main room, is equipped with a crib, changing table and rocking chair to make beach time with the little ones as seamless as can be. The second floor also has two private suites on the western side of the house, similar to the ground floor. These two share a private en suite bath, one being equipped with a queen bed, the other a bunk bed, complete with trundle (3 twin beds in total). The centerpiece of the upstairs is the oversized entertainment room. Sleeping 3-6 comfortably (if needed) with triple bunk beds, the upstairs entertainment room also contains an array of entertainment options for people of all ages. The entertainment room features Skee Ball, Pop-a-Shot basketball, air hockey, ping pong, bubble hockey and a 75 inch television. The entertainment room is equipped with an array of board games to fit out the experience. Continuing on up to the 3rd floor, which is an extension of the entertainment room, this floor comes complete with arcade games including Pac Man, Sega Outrun, NBA Jam, Teenage Mutant Ninja Turtles, Star Wars and others. There is a lobby and concession area complete with a vintage popcorn machine and an 11 seat stadium style movie theatre. This property was designed with rental income in mind. 2022 pre expense income was USD \$1,051,966. 2023 pre expense income was \$837,905 and YTD 2024 pre expense income stands at \$892,214 Sept20 (see internal remarks for further details). All bed linens are Egyptian cotton and luxury bath towels and oversized pool towels are in abundance. You will find plush robes with the Coral Vista logo in the bedrooms. Built to accommodate large groups and events when needed, multiple roll away beds are also included. Standing seam metal roof, spray foam insulation, two walk-in storage rooms, four brand new washer/dryer sets - the list goes on. Perfect as an investment property, corporate retreat or a home for large families/friend groups.

Essential Information

Type Residential (For Sale)	Status Current	MLS 417998	Listing Type Single Family Home
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Key Details

Bed 10	Bath 7.5	Block & Parcel 49C,48
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Acreage
0.54

Den No	Year Built 2021	Sq.Ft. 7000.00
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Additional Features

Lot Size 0.54	Views Beach Front	Sea Frontage 100	Foundation Slab
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Furnished Yes	Zoning Beach Resort/Residential
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