



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

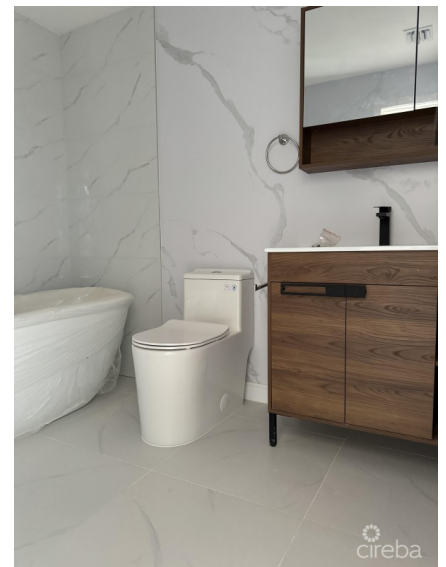
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## ARZA WEST BAY | 8% GUARANTEED NET ROI | UNIT F3

West Bay North West, Cayman Islands

MLS# 418232

**CI\$484,900**





**Debi Bergstrom**  
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Introducing an exceptional investment opportunity! With an 8% Guaranteed Net Return after strata fees, insurance, and management costs, this is a truly hands-off investment. Starting from completion, investors will enjoy consistent payouts of CI\$ 3,232 / month or an annual net return of CI\$ 38,792, guaranteed by the developers. The Property Management / ROI contract is available for review. ARZA, the latest addition to the vibrant West Bay community, is designed to offer high-quality, value-driven residential living in Cayman. Unit F3, located in Phase 1 and set for completion in Q4 2024, is a beautiful second-floor 2-bed unit. This chic end unit offers abundant natural light through its large windows, a substantial kitchen island, and high-quality finishes throughout. From a walk-in shower to the free-standing bathtub and extra storage space, this unit has it all. The design focused on maximizing space utilization without compromising on style. It features a generous Den that can be used as a home office, baby room, or extra storage. Crafted with meticulous attention to detail, ARZA's open-plan layouts prioritize both functionality and comfort. Inside, you'll find stylish accent walls, 9-foot ceilings, acoustically insulated interior walls, premium finishes, stylish lighting, and modern appliances and fixtures throughout. Residents will also enjoy community amenities such as a large pool, gym, rooftop lounge, and ample parking. As construction progresses, the developers have added upgrades at no extra cost. Owners will benefit from 5-level finishes on walls and ceilings, additional kitchen cabinetry, magnetic door latches, porcelain tiles on all exterior walkways, balconies, and staircases, plus community solar solutions for sustainability. Choose the custom-made furniture, design, and operating supplies package, perfectly designed to suit the spaces. Conveniently located just minutes from West Bay Public Beach and Seven Mile Beach, ARZA offers easy access to Cayman's top attractions and amenities, making it an ideal rental location. Outdoor enthusiasts will also appreciate the nearby Barkers National Park, a popular spot for nature activities. Reach out today to learn more about this outstanding investment opportunity!

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>418232</b>	<b>Condominium</b>

## Key Details

Bed	Bath	Block & Parcel
<b>2</b>	<b>2</b>	<b>4C,643UNITF3</b>
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2024</b>	<b>797.00</b>

## Additional Features

Lot Size  
**0.00**

Views  
**Garden View**

Foundation  
**Slab**

Floor Level  
**2**