



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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ARZA WEST BAY | BUILDING C | 8% GUARANTEED NET ROI

West Bay North West, Cayman Islands

MLS# 418234

CI\$2,299,000





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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, complete with professional property management. Starting from completion, investors will enjoy consistent payouts of CI\$15,330 / month or CI\$183,968 annually, 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. Building C, located in Phase 2 and set for completion in Q1 2025, comprises four generously sized units within this exciting strata community. Secure 2x 3-bedroom units and 2x 2-bedroom plus den units. These are the only three-bedroom units in the entire 70-unit complex, making the chance to own an entire building at ARZA even more enticing. Each residence is an end-unit featuring a generously sized private patio or balcony, ensuring abundant natural light throughout, maximizing the comfort and enjoyment of every living space. Crafted with meticulous attention to detail, ARZA's open-plan layouts prioritize both functionality and comfort. Inside, you'll find walk-through wardrobes, accent walls, free-standing bathtubs, 9-foot ceilings, acoustically insulated interior walls, premium finishes, stylish lighting, and modern appliances. 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
Multi-Unit (For Sale)	Current	418234	Apartment Building/Condo Building

Key Details

Bed
10

Bath
11

Block & Parcel
**4C,643UNITC1/C2/C3/
C4**

Acreage
2.58

Den
No

Year Built
2025

Sq.Ft.
3953.00

Additional Features

Lot Size
2.58

Views
Garden View

Foundation
Slab

Furnished
Yes