



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

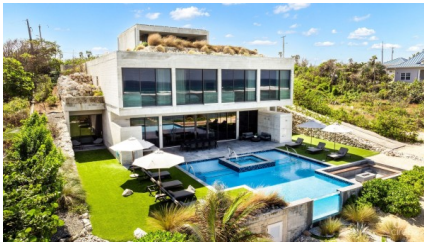
43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201  
Cayman Islands, British West Indies.  
+1 (345) 946-3343  
info@edgewater.ky |

## **BELLA ROCCA ESTATE, EAST END LUXURY VILLA AND LAND PARCEL**

N.E. Coast, Cayman Islands

MLS# 418417

**US\$9,000,000**





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Bella Rocca Estate is a unique luxury villa with adjoining land parcel in East End, Grand Cayman. This estate offers uninterrupted views of the beach and turquoise waters. Designed by award-winning architect Mike Stroh, it was built as a private oasis in harmony with East End’s natural Cayman rock, completed in 2023. The villa spans over 8,000 square feet, set on just over an acre with 200 feet of pristine beachfront and stunning sea views. The entry on the second floor, 40 ft. above sea level, is both discrete and private, resembling an elevated glass box with panoramic ocean views from the stargazing terrace. From here, an Italian-crafted metal staircase leads down to the first floor. The first-floor features four master ensuite bedrooms, each with living areas and floor-to-ceiling ocean views. Two of these suites also feature outdoor showers set against natural Cayman rock and two lockable owners' closets. Additionally, there are two twin ensuite bedrooms with private entrances on this floor. On the ground floor, the Great Room offers floor-to-ceiling ocean views and is designed for modern luxury living and entertainment. It includes a 14-person dining area, a spacious living room, and a double-island kitchen. This floor also has a media and games room, coffee nook, wine bar, and two more bedrooms with private terraces opening to the gardens and pool area. A spacious mud room/laundry area provides extra storage. An elevator gracefully provides access to all three levels of the property ensuring the utmost convenience for all guests. Outdoors, guests can enjoy a sunken firepit, an acrylic-panel oceanfront pool with sun deck, a submerged spa, and Bella Rocca’s own private beach, perfect for entertaining friends and family. The Bella Rocca Estate includes half an acre of prime ocean front land right next door. This offers the future owners a blank canvas to expand amenities for their dream home, or build on their investment with an opportunity to create an income producing vacation property. The options are endless to enhance the Bella Rocca Estate and lifestyle experience for the owners and their guests. Ideal for investors looking to offer short or long-term rentals, as well as families seeking a luxurious private residence; Bella Rocca appeals to both. Whether seeking a luxury holiday beachfront villa or a private residence for year-round living in Cayman, this exceptional beachfront property combines luxury, privacy, and natural beauty in East End.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>418417</b>	<b>Single Family Home</b>

## Key Details

Bed <b>8</b>	Bath <b>10</b>	Block & Parcel <b>69A,139/140</b>
Acreage <b>1.02</b>		
Den <b>No</b>	Year Built <b>2023</b>	Sq.Ft. <b>8358.00</b>

## Additional Features

Lot Size <b>1.02</b>	Views <b>Beach Front, Ocean Front</b>	Sea Frontage <b>200</b>	Foundation <b>Slab</b>
Furnished <b>Yes</b>	Zoning <b>Low Density residential</b>		