



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## WAVES 4, OCEANFRONT CONDO

West Bay North West, Cayman Islands

MLS# 418455

**US\$1,650,000**





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Waves 4 offers a rare chance to own in NCB Group’s sold-out, oceanfront luxury development. Available through an assignment sale, this pre-construction unit is part of an exclusive community on the elevated North West coast of West Bay. Designed by award-winning architect John Doak, the development consists of only 16 condos and townhomes, each crafted to maximize natural light and showcase stunning Caribbean Sea views. This elegant one-level condo spans 1,675 square feet and has direct ocean views. An open-plan living and dining area seamlessly extends to a private patio. An open-plan living and dining area flows into a private patio, and the kitchen features top-quality, energy-efficient appliances and quartz countertops. Each of the three bedrooms has an ensuite bathroom, with the primary suite showcasing breathtaking ocean views. Shared amenities include a spacious oceanfront pool, poolside cabanas, and lush tropical landscaping, plus easy shoreline access for snorkeling or swimming. Waves is also near renowned dive sites, popular restaurants like NOVA, and the conveniences of Seven Mile Beach and Camana Bay. Completion is scheduled for Q1 2025, and interested buyers may request floor plans, estimated monthly strata fees, and insurance costs. With NCB Group’s trusted reputation, Waves 4 represents a unique investment opportunity in a prime Cayman location with strong potential for growth and appreciation. Agent owned. Reach out for details and deposit timelines.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>418455</b>	<b>Condominium</b>

## Key Details

Bed	Bath	Block & Parcel
<b>3</b>	<b>3</b>	<b>4B,52UNIT4(A)</b>
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2025</b>	<b>1675.00</b>

## Additional Features

Lot Size	Views	Sea Frontage	Foundation
<b>0.00</b>	<b>Water Front</b>	<b>173</b>	<b>Slab</b>
Floor Level	Garage		
<b>4</b>	<b>Yes</b>		