



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

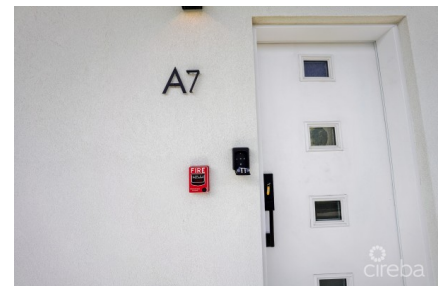
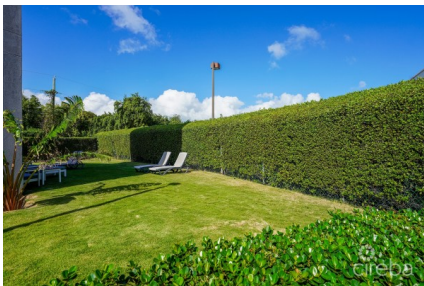
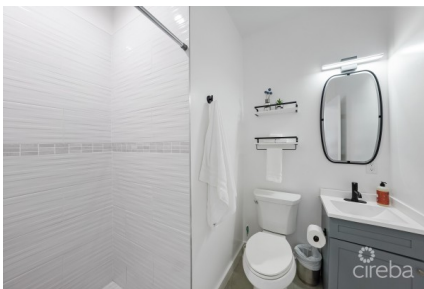
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## BREEZY PORT - TOP FLOOR 7

George Town East, Cayman Islands

MLS# 418808

**CI\$450,000**





**Debi Bergstrom**  
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Take advantage of NO stamp duty and own a property in a prime location, perfect for staff rentals or as a brilliant investment opportunity. Affordable Fees: CI\$475/month covers strata and insurance. Energy Efficiency: Equipped with multi-split-unit AC systems, gas appliances, and LOW-E windows, helping to lower CUC costs. Well-water irrigation, solar LED lighting, and heat-reflecting roofing. Built with solid poured concrete walls, second floor, and roof for durability and safety. Centrally located near the airport and industrial area, it is ideal for staff accommodations or easy commuting. They are all approved by the Department of Tourism for the short term. Don't miss out on this incredible opportunity to own an efficient, low-maintenance property in a fantastic location! Perfect for first-time buyers or savvy investors.

## Essential Information

|                               |                |               |                    |
|-------------------------------|----------------|---------------|--------------------|
| Type                          | Status         | MLS           | Listing Type       |
| <b>Residential (For Sale)</b> | <b>Current</b> | <b>418808</b> | <b>Condominium</b> |

## Key Details

|           |             |                  |
|-----------|-------------|------------------|
| Bed       | Bath        | Block & Parcel   |
| <b>2</b>  | <b>2</b>    | <b>20C,143H7</b> |
| Den       | Year Built  | Sq.Ft.           |
| <b>No</b> | <b>2023</b> | <b>746.00</b>    |

## Additional Features

|             |                    |             |             |
|-------------|--------------------|-------------|-------------|
| Lot Size    | Views              | Foundation  | Floor Level |
| <b>0.00</b> | <b>Garden View</b> | <b>Slab</b> | <b>2</b>    |
| Furnished   |                    |             |             |
| <b>Yes</b>  |                    |             |             |