



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 |

LIME TREE BAY ONE BEDROOM WATERFRONT VIEW - RARELY AVAILABLE

Seven Mile Beach, Cayman Islands

MLS# 418830

CI\$495,000





Debi Bergstrom
 dbergstrom@edgewater.ky

Discover a rare opportunity to own a stunning, renovated one-bedroom condo in the highly sought-after Lime Tree Bay community. Perfectly positioned within the complex, this canal-front unit, in a quiet location away from the main road, offers breathtaking views of Mitchell’s Creek and is just a 5-minute walk to Governor’s Beach. Prime Features & Upgrades: • Recently renovated with a modern kitchen featuring quartz countertops, an upgraded bathroom, and LVT flooring throughout by Stafford flooring. • Comes fully furnished and includes hurricane shutters on all openings for peace of mind. • Brand new roof on all buildings and an excellent strata team maintaining the property. Resort-Style Amenities: • 5.5 acres of lush landscaping in a peaceful, well-maintained setting. • Large swimming pool, two tennis courts, on-site gym, clubhouse, and private docks. • Pet-friendly community—perfect for furry companions! Strata Fees & Investment Potential: CI\$488.57 pm • Strata fees include insurance, fiber internet, quarterly AC servicing, pest control, garbage and sewage fees, and professional property management by BCQS. (Only electricity and water are extra.) • Ideal for both homeowners and investors—live in or rent out! Currently rented long-term but available vacant. Current rent CI\$3,000 pm excl CUC and water. • Fantastic investment opportunity with the added bonus of no stamp duty for First-Time Caymanian buyers in this area. Enjoy unforgettable sunrises, tranquil waterfront living, and the convenience of Seven Mile Beach Corridor. This unit is priced to sell—don’t miss out! New Photos coming. Showings by appointment only. Agent owned

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	New	418830	Condominium

Key Details

Bed	Bath	Block & Parcel
1	1	11D,94/1/2H65
Den	Year Built	Sq.Ft.
No	1978	432.00

Additional Features

Lot Size	Views	Sea Frontage	Foundation
0.00	Canal Front	450	Slab
Floor Level	Furnished		
1	Yes		