



**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 |

## ARVIA WATERFRONT CONDO 2 BED PLUS DEN

Prospect / Newlands, Cayman Islands

MLS# 418957

**CI\$759,000**





**Debi Bergstrom**  
dbergstrom@edgewater.ky

Arvia Ground-Floor Condo – 2 Bed Plus Den | Exclusive Waterfront Living in Grand Harbour Discover luxury waterfront living in Arvia, one of Grand Harbour’s newest and most sought-after gated communities. This stunning ground-floor condo offers the perfect blend of modern elegance, convenience, and resort-style amenities, all within walking distance to Grand Harbour’s shops, restaurants, and the new Harbour Walk shopping center. Whether you're looking for a peaceful island retreat, a stylish home with an office with a view, or a vibrant community with world-class amenities, this 2-bedroom plus den residence is the perfect choice. Bring your family home today, including your pet! Who will appreciate more than anyone the luscious landscaping and well kept grounds! Elegant Design with Waterfront Views Step inside to an open, light-filled floor plan designed for comfort and style. High ceilings, contemporary finishes, and floor-to-ceiling natural light while seamlessly connecting the indoors to your private screened patio overlooking the water—the perfect space for morning coffee or evening relaxation. • 2 spacious bedrooms with custom-designed closets. • Den/Bonus Room - ideal for a home office, guest room, or third bedroom. • Modern kitchen with high-end appliances, sleek cabinetry, and ample counter space. • Open-concept living and dining area, perfect for entertaining. • Private screened patio offering serene waterfront views. • Unparalleled Community Amenities • Low maintenance fees make this condo a fantastic investment property and affordable living • Living at Arvia —it’s about embracing luxury island lifestyle with exceptional amenities designed for relaxation and recreation. • Olympic-sized swimming pool for resort-style lounging. • Expansive gym with state-of-the-art equipment. • Tennis/Pickleball courts for active living. • Clubhouse & BBQ area with cabanas and restrooms—ideal for entertaining. • Gated community with 24-hour security for ultimate peace of mind. Prime Location in Grand Harbour Arvia offers the best of both secluded waterfront living and urban convenience. Nestled in Grand Harbour, you’ll enjoy easy access to: Grand Harbour’s shopping, dining, and services, just steps away. The new Harbour Walk shopping center, featuring restaurants, boutiques, and fitness studios. Minutes to George Town for business and entertainment. Close proximity to top schools, shopping & restaurants in Camana Bay, and 7 Mile Beach. This is more than just a home—it’s a lifestyle that blends tranquility with everyday convenience. Call Today for Your Private Tour! Opportunities like this in Arvia don’t last long. Experience the elegance, comfort, and exceptional amenities of this waterfront condo that you deserve! How do you want to live your life?

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>New</b>	MLS <b>418957</b>	Listing Type <b>Condominium</b>
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## Key Details

Bed <b>2</b>	Bath <b>2</b>	Block & Parcel <b>22E,460V1H14</b>
Den <b>No</b>	Year Built <b>2021</b>	Sq.Ft. <b>1321.00</b>

## Additional Features

Lot Size <b>0.00</b>	Views <b>Canal Front, Garden View</b>	Sea Frontage <b>800</b>	Floor Level <b>1</b>
Furnished <b>Yes</b>			