



Seven Mile Beach, Grand Cayman

Price: CI\$3,780,000

MLS#: 413876

Property Type: Multi Unit

Status: Current

Listing Type: Apartment Building / Condo Building Built: 1980

Square Feet: 5918

View: Water Front



PRESENTED BY



JAMES BOVELL

Office
345-945-4000
Phone
345-916-1215
Email
james.bovell@remax.ky



MABEL MCMILLAN

Phone
345-916-5795
Email
Mabel.McMillan@remax.ky

PROPERTY DESCRIPTION

5-unit complex all with ocean views looking back on Seven Mile Beach and the corridor all the way to George Town. Elevated at over 12 feet MSL, the complex surrounds a stunning pool and deck area with steps down to the ocean with its own private, little cove. Tremendous investment opportunity. This complex has been completely renovated from top to bottom with modern kitchens, high-end tile floors, floating staircases, large windows bringing in lots of light and spectacular ocean views, patios off the living and bedroom areas and high ceilings. The bathrooms feature high-end tile throughout and modern cabinets and fixtures. The 1444 sq. ft. 2 BR residence has a large upstairs balcony and downstairs patio area and a chefs kitchen with a huge wine fridge, expansive KitchenAid gas stove, custom cabinets and built-in, glassed display cabinets. Each and every one of the 5 residences has its own unique design, built and layout all with top-of-the-line materials. The residences are configured as follows: Unit 1 = 2b/3b; Unit 2 = 2b/3b; Unit 3A = 1 bed studio; 3B x 1 bed studio; 4 = 2b/3b. Property fully tenanted. Excellent location with spectacular views, and the opportunity to generate income out of the remaining spaces. Ample parking. All units have waterfront views from nearly all spaces. The property is permitted to add 5,000 sq. ft. by adding a third floor. This could either be a large private residence or could be divided into multi spaces, as the owners were contemplating further construction of the potential 5,000 sq. ft. they have taken steps to protect the second floor, in order to remove the roof, to add another floor. This is a tremendous opportunity to develop a beach resort or short-term rentals like Air BnB. Just off the pool area, there are steps leading down to the beach for access to the water. Property may also be easily stratified. Sales price does not include any artwork, ornaments, or personal effects.