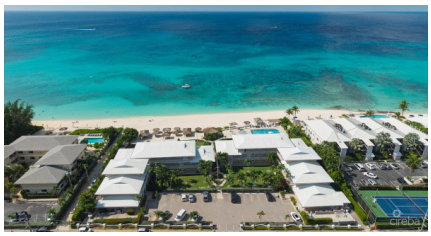
256 Crighton Building, Crewe Rd, PO BOX 1977,
Grand Cayman, KY1-1104, Cayman Islands
Phone: +1 (345) 949-7099
Fax: +1 (345) 949-6819
Email: info@cireba.com

Wide-sand Beachfront On Seven Mile Beach | Refurbished 2-bedroom Residence At Christopher Columbus

Seven Mile Beach, Grand Cayman

MLS# 421486

US$1,900,000







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PETER MACKENZIE
345-233-5313
peter.mackenzie@remax.ky

Positioned along one of the most attractive stretches of Seven Mile Beach, this third-floor residence at Christopher Columbus offers an opportunity to own property within an established beachfront development with an exceptional wide-sand beach, beautiful Caribbean Sea views, and an attractive long-term investment proposition. The refurbished two-bedroom, two-bathroom residence enjoys attractive sea views from both the living area and private balcony, which has also been upgraded with new tiling and railings. Well-appointed throughout, the unit features a modern kitchen with contemporary cabinetry and stainless steel appliances, along with a Miele washing machine and dryer. One of the property's most compelling attributes, however, is the beachfront itself. Christopher Columbus enjoys nearly 300 feet of beachfront frontage, with approximately 127 feet of sand extending from the edge of the development's lawn area to the property's seaward boundary, with a further sandy stretch continuing down to the waterline. This extensive stretch of sand is a defining feature of Christopher Columbus, setting it apart from many other beachfront developments and offering owners plenty of room to enjoy the beach. The development also benefits from on-site management, offering owners a convenient, completely hands-off ownership experience should they wish to place their property into the on-site rental programme. This provides an attractive option for those looking to generate rental income without the day-to-day responsibilities of managing the property themselves. Residents and guests of Christopher Columbus also enjoy access to a beachfront swimming pool, thatched beach palapas, tennis courts and pickleball facilities. More Than Just a Beachfront Condominium. An Investment in Seven Mile Beach Land. Beyond the immediate appeal of the residence itself, Christopher Columbus presents an interesting longer-term investment consideration. The existing development comprises 30 residential units within three-storey buildings, while the wider site is zoned Hotel/Tourism, with current planning provisions allowing for apartment density of up to 25 units per acre and building heights of up to 10 storeys, subject to applicable height restrictions, coastal setbacks and planning requirements. This creates a meaningful difference between the existing built form and the greater development capacity potentially available under the current planning framework. For purchasers with a longer-term investment perspective, this presents an opportunity to consider the potential for future redevelopment of the wider holding. Importantly, any potential redevelopment would remain subject to the requisite collective owners’ approvals, planning permissions, compliance with applicable development requirements and, ultimately, commercial feasibility. There is no redevelopment proposal currently in place, nor should one be assumed. That said, the combination of Christopher Columbus's location, its exceptional beachfront and the existing planning framework provides an interesting prospect for those considering the property's longer-term investment potential. Whether purchased as a beachfront residence, a holiday home or with a longer-term investment perspective in mind, this is an opportunity to secure a foothold on Seven Mile Beach in an established development offering a compelling combination of location, beachfront quality and underlying investment potential. For further information, please get in touch.

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Essential Information

Type	Status	MLS#	Listing Type
Residential	**New**	**421486**	**Condominiums**

Key Details

Bed	Bath
2	**2**

View
Beach View, Ocean View

Year Built	Sq.Ft.	Pets Allowed:
1979	**1,029**	**No**

Additional Feature

Den	Floor Level	Furnished
No	**3**	**Yes**

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