



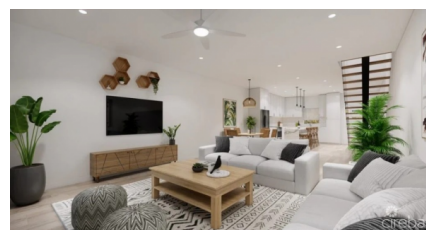
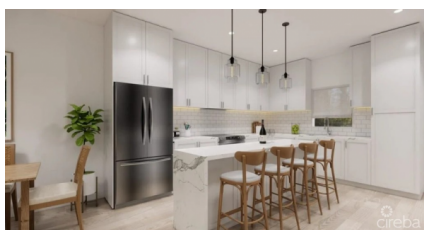
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## Dwel Properties: Stylish 2 Bed | 2.5 Bath Bodden Town Pre - Construction

Bodden Town / Breakers, Grand Cayman

MLS# 419180

**CI\$535,000**





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Don't miss this outstanding investment opportunity to own a brand-new 2-bedroom, 2.5-bathroom apartment in an exciting new development - available at attractive pre-construction pricing. Ideally situated off the Bodden Town Bypass, with easy access to Shamrock Road as well as the island's eastern districts, this community is strategically positioned to benefit from strong capital growth as high-end developments like the Mandarin Oriental Residences take shape nearby.

DWEL is a contemporary gated community featuring 40 contemporary apartments, of which 35 have already been sold or reserved. Surrounded by beautifully landscaped gardens, residents will enjoy premium amenities, including a pool, gym, and clubhouse, all while maintaining low strata fees.

The development has been designed with a strong emphasis on quality and efficiency. Some standout features include:

- Hurricane Impact Windows
- Concrete Block Construction
- Spray Foam Insulation
- Quartz Countertops
- Solid wood cabinetry
- Contemporary Recessed LED Lighting
- High Ceilings
- Energy Efficient AC Systems
- Standing Seam Roofing
- Option of Solar ready

Unit 10 is a two-level townhouse featuring two en-suite bedrooms upstairs and an open-plan living and kitchen area on the ground floor, complete with a convenient half bathroom. The kitchen, set on elegant porcelain or ceramic tile flooring, will be outfitted with shaker-style cabinetry, quartz or granite countertops, modern LED lighting, and sleek stainless steel appliances.

The site has already been levelled and filled, with construction set to begin imminently. Completion of this exceptional new community is anticipated by late 2025 or early 2026.

Please reach out anytime for any further questions or to arrange a site viewing.

## Essential Information

Type	Status	MLS#	Listing Type
<b>Residential</b>	<b>Current</b>	<b>419180</b>	<b>Condominiums</b>

## Key Details

Bed	Bath
<b>2</b>	<b>2.5</b>

View  
**Garden View, Pool  
View**

Year Built	Sq.Ft.	Pets Allowed:
<b>2025</b>	<b>1,438</b>	<b>Yes</b>

**Additional Feature**

Den	Furnished
<b>No</b>	<b>No</b>