



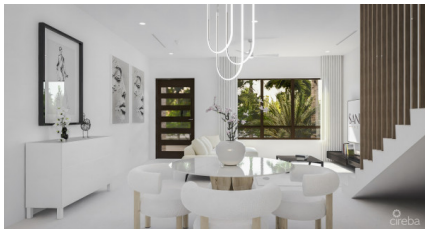
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## 5 Sandpiper Villas, The Shores - 4-bedroom Contemporary Villas In A Private Community

West Bay, Grand Cayman

MLS# 418775

**CI\$1,795,000**





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Introducing Sandpiper Villas, an exclusive new development within The Shores, a private gated community offering 24/7 security and access to premium amenities. Thoughtfully designed for modern island living, Sandpiper Villas delivers privacy, quality craftsmanship, and energy-efficient features in a well-planned setting. Property Overview Phases 1 and 2 of Sandpiper Villas each feature two duplexes, providing a total of four spacious villas per phase. Features of Villa 5: 4 bedrooms / 4.5 bathrooms over 4,074 square feet Private pool (21 ft. x 10 ft.) Spacious deck area & covered outdoor BBQ area Private fenced-in yard for enhanced privacy and security Landscaped gardens with natural grass, synthetic turf, and gravel Single-car garage & driveway parking for 4 cars Ceiling height: 10 ft., creating an open, airy atmosphere with loads of volume Hurricane-rated low-E windows and external doors for safety and energy savings Solar provisions in place Community & Location Surrounded by designated Land for Public Purposes (LPP) areas and adjacent to a peaceful wildlife sanctuary, Sandpiper Villas offers lake views and a connection to nature. Residents can enjoy: Access to pickleball and tennis courts Landscaped walking and cycling paths within The Shores Nearby attractions, including Barkers National Park, Seven Mile Beach, and Camana Bay Optional boat parking and storage (subject to availability) Pet-friendly community Sustainable & Energy-Efficient Features Sandpiper Villas is designed with sustainability in mind, incorporating: Energy-efficient appliances Propane appliances & linear AC grills for energy savings Provision for EV charging outlet in each garage Construction Timeline Breaking ground: Around March this year Estimated completion: Q3 next year Limited-Time Incentive for Early Buyers (25% of the development is already reserved!) Partial stamp duty rebate for buyers who opt for the payment plan (contact us for details). This is a limited-time opportunity to secure a premium villa with significant savings. Reach out today to learn more and take advantage of this offer. For more details or to schedule a private tour, contact our team today.

## Essential Information

Type  
**Residential**

Status  
**Reduced**

MLS#  
**418775**

Listing Type  
**Condominiums**

## Key Details

Bed  
**4**

Bath  
**4.5**

View

## **Garden View, Pool View**

Year Built  
**2026**

Sq.Ft.  
**4,074**

Pets Allowed:  
**Yes**

## **Additional Feature**

Den  
**No**

Floor Level  
**1**

Furnished  
**No**

## **Property Feature**

Yes  
**Fenced Yard**

Yes  
**Pool**