



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

Rare Gem In George Town - Move-in Ready L'ambiance Town Home With Den & Fruitful Backyard

South Sound, Grand Cayman

MLS# 419405

CI\$799,000





JAMES BOVELL
345-945-4000
james.bovell@remax.ky

Spacious Town home in Prime George Town Location

Located in the sought-after L’Ambience community, this 3-bedroom, 3.5-bathroom town home with a large den offers the perfect blend of convenience, comfort, and lifestyle. Nestled in the heart of George Town’s residential district, it’s just minutes from top schools including Triple C, John Gray, and St. Ignatius, with quick access to the bypass and Fairbanks Road.

Family-Friendly Living in a Secure Community

Enjoy peace of mind in a quiet, safe neighborhood with mature landscaping and a strong community feel—ideal for growing families. The property is enhanced by many bountiful, fruit-bearing trees, adding both charm and sustainability to the outdoor space. L’Ambience also features exclusive amenities including a recently refurbished outdoor pool, clubhouse, fitness center, playground, and spacious backyard areas for kids and entertaining.

Modern Comforts & Flexible Layout

This move-in ready home features fresh paint, new appliances, and high-end finishes throughout. The master suite is a luxurious retreat, complete with his-and-her walk-in closets and a spa-like bathroom. The large den provides flexible space that can easily be converted into additional bedrooms, a home office, or a playroom.

A Smart Investment for Growing Families

Perfect for families with three or more children, this home offers space to grow and adapt over time. With its unbeatable location, family-oriented community, value-added features, and lush, fruitful surroundings, this property is a rare opportunity in the George Town market.

Essential Information

| | | | |
|--------------------|----------------|---------------|---------------------|
| Type | Status | MLS# | Listing Type |
| Residential | Current | 419405 | Condominiums |

Key Details

| | |
|----------|------------|
| Bed | Bath |
| 3 | 3.5 |

View
Garden View, Pool View

| | | |
|-------------|--------------|---------------|
| Year Built | Sq.Ft. | Pets Allowed: |
| 2005 | 2,400 | Yes |

Additional Feature

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.

| | | |
|------------|-------------|------------|
| Den | Floor Level | Furnished |
| Yes | 1 | Yes |

Property Feature

| | |
|--------------------|-------------|
| Yes | Yes |
| Fenced Yard | Pool |