



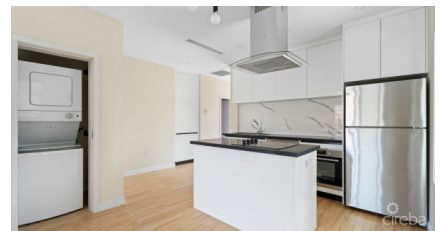
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## Arza - New Construction - Biggest 2 Bed 2 Bath + Den Unit!

West Bay, Grand Cayman

MLS# 419248

**CI\$499,000**





**NIKKI THOMAS**

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Flash Sale Price!! Introducing Unit B4 at ARZA West Bay! The largest most stylish and spacious ground-floor corner unit featuring 2 bedrooms, a den, an en-suite bathroom in the primary bedroom, and an extra-large private patio overlooking the landscaped grounds.

This thoughtfully designed unit offers a bright and airy layout, with two comfortable bedrooms and a versatile den that can be used as a home office, nursery, or for additional storage. As a ground-floor end unit, it offers added privacy, more natural light, and easy access to outdoor spaces.

The standout feature of this home is its double-sized private patio, which can be accessed from both the living room and the primary bedroom—perfect for relaxing, entertaining, or enjoying the surrounding greenery. The open-plan kitchen is a central feature of the home, complete with a large island ideal for cooking and gathering with family and friends.

This unit includes several high-quality construction features, such as:

9-foot ceiling

Acoustically insulated walls

Hurricane-rated impact windows

Magnetic door latches

Designer lighting

High-end appliances

As part of ARZA's commitment to excellence, Unit B4 includes upgraded finishes at no extra cost to the buyer. These upgrades include:

Five-level wall and ceiling finishes

Extended kitchen cabinetry

Porcelain tile flooring throughout

Community-wide solar infrastructure for added energy efficiency

Residents at ARZA West Bay enjoy resort-style amenities

including a 50-foot swimming pool, a fully equipped fitness

center, and a rooftop lounge with scenic views—perfect for both relaxing and socializing.

ARZA West Bay has been honored with the 2024 Luxury Lifestyle Award for Best Luxury Residential Development in the Cayman Islands, a recognition of the quality, design, and care that has gone into every part of the project.

The location is ideal, just minutes away from:

West Bay Public Beach

Seven Mile Beach

Barkers National Park

Unit B4 offers a rare opportunity to own a premium, move-in-ready residence in one of Cayman's most exciting new communities.

Contact today to learn more or to schedule a viewing. Price will increase once seller closes, so this is your chance to grab a great deal!

\*Some photos are virtually staged.

Essential Information

Type	Status	MLS#	Listing Type
Residential	Current	419248	Condominiums

Key Details

Bed	Bath	
2	2	
View		
Garden View		
Year Built	Sq.Ft.	Pets Allowed:
2025	941	Yes

Additional Feature

Den	Floor Level	Furnished
No	1	No

Property Feature

Yes	Yes
Fenced Yard	Pool