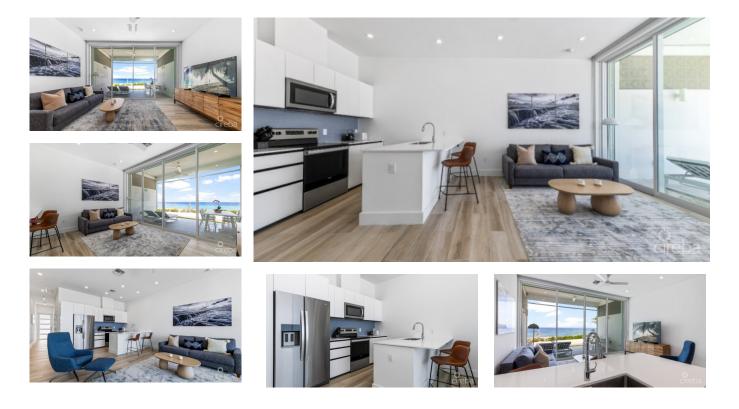


256 Crighton Building, Crewe Rd, PO BOX 1977, Grand Cayman, KY1-1104, Cayman Islands Phone: +1 (345) 949-7099 Fax: +1 (345) 949-6819 Email: info@cireba.com

28 Sunset Point | Well Appointed Seafront Unit | 1-bed/ 1.5 Bath

West Bay, Grand Cayman MLS# 419174

CI\$635,000



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.



ZANE KUTTNER

zane.kuttner@remax.ky

CHER KUTTNER cher.kuttner@remax.ky Discover exceptional value in Sunset Point, a prestigious luxury development set on a sprawling 3.5-acre oceanfront parcel in West Bay along the rapidly appreciating North West Point Road. This 1-bed/ 1.5-bath seafront, ground floor condo is the bestpriced direct-waterfront unit in the development at Cl\$635,000. Encompassing 869 square feet, this residence offers captivating sea views from its airy patio. Thoughtful upgrades, including premium tiles and high-end appliances with a beautiful furniture package included, elevate this unit's appeal. Designed with a wide frontage, the space is bathed in natural light, with floor-toceiling glass sliding doors seamlessly connecting indoor and outdoor living—perfect for enjoying sunsets and ocean breezes. The unit has been furnished for occupation and also includes roller blinds in the living room and bedroom as well as an electronic patio screen.

Sunset Point is an elegantly low-density development of just 49 units with amenities designed for modern coastal living:

- Fully equipped gym.
- Sparkling pool with a sundeck and trellised sunbathing areas.
- Gazebo with a wet bar, barbecue area, and outdoor pool table.

• 100–120 square-foot storage units for water toys and dive gear. Lush, landscaped gardens and turquoise Caribbean Sea views enhance the tranquil setting. Residents enjoy exclusive "VIP" access to a local watersports provider, offering discounted rates on scuba diving, fishing trips, and more- ideal for an immersive oceanfront lifestyle.

For investors, Sunset Point offers potential for above-average returns on vacation rentals via platforms like Airbnb, with a concierge-style management service available to simplify ownership.

Whether you're seeking a dream vacation home, a permanent residence, or a high-performing rental property, Sunset Point seamlessly blends luxury living with investment potential.

Essential Information

| Type Residential | Status Current | MLS# 419174 | Listing Type Condominiums |
|----------------------------|--------------------------|-----------------------|-------------------------------------|
| Key Details | | | |
| Bed 1 | Bath 1.5 | | |

View Water Front, Water View

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.

| Year Built | Sq.Ft. | Pets Allowed: |
|------------|--------|---------------|
| 2024 | 869 | Yes |

Additional Feature

| Den | | |
|-----|--|--|
| No | | |

Floor Level 1 Furnished **Yes**

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.