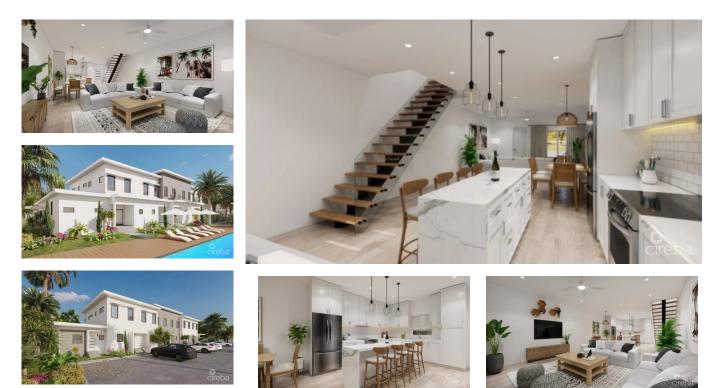


256 Crighton Building, Crewe Rd, PO BOX 1977, Grand Cayman, KY1-1104, Cayman Islands Phone: +1 (345) 949-7099 Fax: +1 (345) 949-6819 Email: info@cireba.com

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

Bodden Town / Breakers, Grand Cayman MLS# 419180

#### CI\$535,000



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.



#### PETER MACKENZIE

345-233-5313 peter.mackenzie@remax.ky 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**

Туре	Status	MLS#	Listing Type
Residential	Current	419180	Condominiums

### **Key Details**

Bed	Bath
2	2.5

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.

View Garden View, Pool View

Year Built	Sq.Ft.	Pets Allowed:
2025	1,438	Yes

## **Additional Feature**

Den	Furnished
No	No

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.