



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

## 7 Sandpiper Villas, The Shores - Largest Premium 4-bedroom Villa In New Luxury Community

West Bay, Grand Cayman

MLS# 419440

**CI\$2,099,000**





**ZANE KUTTNER**  
zane.kuttner@remax.ky



**CHER KUTTNER**  
cher.kuttner@remax.ky

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 7:

- 4 bedrooms / 4.5 bathrooms over 4,307 square feet, making it the largest of the villas currently available in the development
- Premium option due to having an extended garden space, overlooking the lake
- 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 court
- 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**.

***Disclaimer: Images show a similar duplex previously built by the same developer, digitally modified to illustrate Sandpiper Villas. Some images of this property have been virtually staged to showcase potential design and furnishing possibilities. Changes may occur to ensure quality.***

## Essential Information

Type	Status	MLS#	Listing Type
Residential	New	419440	Condominiums

## Key Details

Bed	Bath
4	4.5

View  
**Garden View, Pool View**

Year Built	Sq.Ft.	Pets Allowed:
2026	4,307	Yes

## Additional Feature

Den	Floor Level	Furnished
No	1	No

## Property Feature

Yes	Yes
Fenced Yard	Pool