



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

Tides

South Sound, Grand Cayman

MLS# 419676

US\$3,150,000





AMBER YATES

345-623-2100

amber@c21cayman.com

TIDES 302 Nestled along one of South Sound's most breathtaking and secluded stretches of sandy beach. Tides 302 is a two-story villa spanning more than 3,261 sq. ft. of open-plan living area, this exceptional residence is framed by soaring 18-foot windows that capture uninterrupted views of the Caribbean Sea in all its brilliance. Tides is an exclusive beachfront enclave of only 24 private residences, this villa combines the serenity of island life with world-class amenities. With a strong history of success as a short-term rental (30-day minimum), it also presents an outstanding investment opportunity. Tides offers:

- A stunning infinity-edge pool that merges seamlessly with the horizon.
- A state-of-the-art fitness studio overlooking the beach.
- Private elevators ensuring discretion and convenience.
- A rooftop terrace with outdoor kitchens and shaded lounges—perfect for sunset cocktails and starlit gatherings.

Villa 302 4 bedroom, 4-bathroom Main Level Enter from your shaded, private parking (offering 2 parking spots), via secure key fob access into your private elevator, arriving directly to your front door. Inside, a welcoming hallway leads past a full guest bathroom and large laundry room, before revealing a cleverly designed third bedroom suite—featuring a split double bedroom with bunk, ensuite bath, and adjoining media room that could also serve as an office or fourth bedroom. At the base of the stairs, a charming children's reading nook adds a playful touch. The Great Room is a showstopper: soaring 18-foot windows flood the space with natural light, framing endless turquoise sea views. The expansive lounge accommodates 9-10 guests, while the dining area seats 10, complemented by a chef's kitchen with bar seating. From here, step out to a 560-sq-ft private terrace, perfect for al fresco dining, lounging, and entertaining against the backdrop of the Caribbean. Upper Floor Level Ascend the elegant glass staircase, illuminated by a statement chandelier, to discover the primary suite of your dreams—a serene retreat with panoramic ocean views, a spa-like ensuite with sea-view soaking tub, and a bespoke walk-in closet. A second guest suite, also king-sized, offers island views, an ensuite bath, and a generous walk-in closet with a built-in workspace. Island Lifestyle Framed by lush tropical landscaping and just steps from a pristine white-sand beach, this residence invites endless days of kayaking, paddleboarding, fishing, or mooring your boat directly offshore. Despite its tranquility, The Tides is only minutes from George Town and Seven Mile Beach, with easy access to fine dining, shopping, and entertainment. Additional features include geo-thermal air conditioning for efficient cooling, two assigned shaded parking spaces, private storage, and a pet-friendly policy—all with impressively low running costs. Tides 302 is more than a residence—it's a lifestyle. A rare chance to own one of South Sound's most sought-after beachfront villas, combining timeless island charm with elevated modern living.

Essential Information

Type Residential	Status Current	MLS# 419676	Listing Type Condominiums
----------------------------	--------------------------	-----------------------	-------------------------------------

Key Details

Bed 4	Bath 4
-----------------	------------------

View
Beach Front, Water Front

Year Built 2019	Sq.Ft. 3,261	Pets Allowed: Yes
---------------------------	------------------------	-----------------------------

Additional Feature

Den Yes	Floor Level 3	Furnished Yes
-------------------	-------------------------	-------------------------

Property Feature

Yes Carport	Yes Fenced Yard	Yes Pool
-----------------------	---------------------------	--------------------