

Amaray 1 Bedroom Contemporary Condominium

Prospect/Spotts, Grand Cayman

MLS# 420216

CI\$399,000





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Unit 2 – Amaray Condominiums, Grand Cayman Welcome to Unit 2 at Amaray Condominiums, a modern and beautifully maintained ground-floor residence offering comfort, efficiency, and privacy in a quiet residential setting—paired with exceptionally low strata fees. This thoughtfully designed unit features high ceilings and an open-concept layout, creating a bright and airy living and dining space. The contemporary kitchen is finished with sleek grey cabinetry, quartz countertops, stainless steel appliances, and a generous island, ideal for everyday living and entertaining. The living area opens directly to a private rear patio and garden area, providing a peaceful outdoor extension of the home—perfect for relaxing, entertaining, or enjoying the outdoors with easy access to nearby walking paths and landscaped grounds. Mature hedging enhances privacy, offering a rare, home-like feel within a condominium setting. The bedroom is well-proportioned with custom built-in storage, while the modern bathroom features clean-lined finishes, a floating vanity, and a glass-enclosed walk-in shower. Additional highlights include in-unit laundry, impact-rated windows and doors, modern ceiling fans, and a Google Nest smart thermostat for energy-efficient climate control and remote access. Amaray Condominiums is a low-density, contemporary development with ample parking and a clean, modern aesthetic. Low strata fees of approximately \$305 per month, including insurance, make this an attractive and cost-efficient option for owner-occupiers and long-term rental investors alike. Key Features: Ground-floor unit with private rear garden & patio Modern kitchen with island & stainless steel appliances Google Nest smart thermostat High ceilings & open-concept layout Outdoor space ideal for relaxing, entertaining, and nearby walks In-unit washer & dryer Contemporary bathroom with walk-in shower Low strata fees: approx. \$305/month including insurance Quiet, well-maintained complex Excellent owner-occupier or investment opportunity Unit 2 at Amaray Condominiums offers modern island living, smart-home convenience, private outdoor space, and low monthly holding costs—an increasingly rare and highly desirable combination in today's market.

Essential Information

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|--------------------|----------------|---------------|---------------------|
| Type | Status | MLS# | Listing Type |
| Residential | Pen/Con | 420216 | Condominiums |

Key Details

| | |
|----------|----------|
| Bed | Bath |
| 1 | 1 |

View

Garden View

| | | |
|-------------|------------|---------------|
| Year Built | Sq.Ft. | Pets Allowed: |
| 2021 | 721 | Yes |

Additional Feature

| | | |
|-----------|-------------|------------|
| Den | Floor Level | Furnished |
| No | 1 | Yes |