



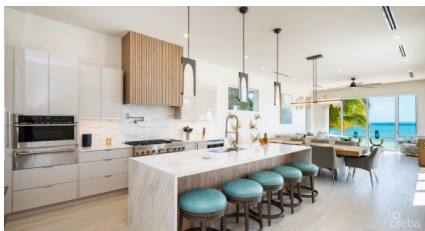
256 Crighton Building, Crewe Rd, PO BOX 1977,
Grand Cayman, KY1-1104, Cayman Islands
Phone: +1 (345) 949-7099
Fax: +1 (345) 949-6819
Email: info@cireba.com

Stunning Seaside Sandy Beach Villa In East End

East End / High Rock, Grand Cayman

MLS# 420507

US\$4,200,000





CLAUDIA SUBIOTTO
claudia.subiotto@remax.ky

Seaside Villa – A Refined New Beachfront Retreat in Grand Cayman’s East End Brand-new Seaside Villa is a beautifully executed contemporary beachfront home set along Grand Cayman’s East End sandy beach coast. Designed for relaxed coastal living, this five-bedroom, five-and-a-half-bathroom residence sits on a rare 0.3acre oceanfront parcel with approximately 100 feet of powdersand beach and direct access to calm, reefprotected waters—ideal for snorkeling, kayaking, and paddleboarding right from your doorsteps. A wooden dock is planned and will be built, adding yet another dimension to life by the sea, whether for boating, sunset drinks, or dining over the water. From the moment you arrive, Seaside Villa feels quietly special: elegant without being formal, luxurious without being overstated, and thoughtfully designed for families and guests who value space, privacy, and connection to the ocean.

Architecture, Setting, and Flow Offering approximately 4,500 square feet of interior living space, the villa is elevated on a naturally raised, rectangular beachfront lot, with the structure positioned up to 12 feet above sea level. The ground floor sits at approximately 14 feet, creating a strong sense of openness and uninterrupted views across the Caribbean Sea. A dramatic glass entry door opens into a lightfilled, openplan living and dining space where the ocean immediately becomes the focal point. Floor-to-ceiling windows frame endless blue horizons, while nearly 11foot ceilings give the main living areas an airy, expansive feel. This level is designed for easy entertaining and everyday comfort, anchored by a welcoming living area with a 75 television for relaxed evenings. Also on the ground floor is a generous ensuite king bedroom opening directly onto the pool terrace—perfect for guests or multigenerational living—along with a striking powder room featuring sculptural finishes. The home is built using ICF construction with sprayfoam insulation, hurricanenerated windows, and a 15kW solar system. Climate control is handled by a sixzone Mitsubishi airconditioning system with smart thermostats, ensuring comfort and efficiency yearround. Ceiling heights measure approximately 10 feet on the first floor and 9 feet on the upper level. A Kitchen Designed to Gather Around The kitchen is both refined and highly functional, designed as a natural gathering point for family and friends. Custom Italian Pooley cabinetry wraps the space, centered around an oversized quartz island with seating for five. The island and fullheight backsplash feature bookmatched quartz, creating a clean, cohesive visual flow. A dedicated enclosed pantry with swinging doors and LEDlit shelving provides generous storage for provisions, wine, and entertaining essentials. Appliances include a 48 gas range with professionalgrade hood and pot filler, a Thermador refrigerator/freezer with customizable drawers, a microwave/oven combination, two dishwashers, a warming drawer, an ice machine, and a Blanco sink with Kohler pulldown faucet and disposal. Every element has been selected for longevity, ease of use, and entertaining at scale. Private Bedroom Suites and SpaLike Bathrooms In addition to the groundfloor ensuite bedroom, the first floor hosts three further ensuite bedrooms with 10foot ceilings—two with king beds and one with double queen beds—making this level ideal for families or groups. A conveniently located laundry area and a quiet reading nook sit alongside a picture window overlooking the ocean. This level enjoys not only direct sea views but also side exposures to both east and west, allowing natural light to shift beautifully throughout the day and offering views of both sunrise and sunset. Bathrooms are designed to feel calm and restorative, with Kohler fixtures, zeroentry glass showers with dual heads and body sprays, LED mirrors, and fullheight glass tile walls. All bathrooms are prefitted for handheld bidets. Bedrooms are furnished with upholstered headboards, benches, chests of drawers, automated blinds, 55 Samsung smart TVs, Sonos soundbars, and Eastern Accents linens—details more commonly found in highend private homes than rental villas. All interior doors are 8foot TruStile doors with Emtek hardware, and custom closets throughout include inroom safes. The home comfortably accommodates up to 10 guests. The upperlevel primary suite is particularly special, featuring its own private deck preplumbed for a jacuzzi or cold plunge. This elevated outdoor space is ideal for stargazing, earlymorning coffee, or simply enjoying the breezes. The upper floor also includes a secluded bar area with a custom seaglass countertop, ice machine, and wine fridge—creating a private retreat within the home. Outdoor Living, Designed for the Coast Outdoor spaces at Seaside Villa are designed to feel effortless and inviting. A heated 17foot saltwater pool sits just steps from the beach, complemented by a beach cabana, outdoor shower, and thoughtfully landscaped gardens with date palms and bougainvillea. The grounds are lowmaintenance, with automatic irrigation, subtle solar lighting, and Cayman rock stone detailing. Electric hurricane shutters, rolldown shades, and a camera system provide security and peace of mind. Woodlook porcelain tiles ensure durability in outdoor areas, while a real wood staircase adds warmth and connects all three levels of the home. Throughout the villa, curated lighting pieces by Hubbardton Forge (known for hand-forged finishes), extraordinarily beautiful artisan craftsmanship by Hammerton, and natural & artisanal pieces by Currey & Company (approximately US\$40 K in total), combined with integrated LED cabinetry lighting and ceiling fans, adds character and cohesion. An underground gas tank supplies the kitchen and dual laundry systems, and the Mitsubishi airconditioning system ensures efficient and cost-effective yearround operation. Investment Appeal and Location Seaside Villa received its Certificate of Occupancy in January 2026 and is offered fully furnished with over US\$170 K in brandnew Barclay Butera furniture. The property is turnkey for luxury shortterm rentals, with existing management in place and current nightly rates of approximately US\$1,300, projecting annual gross income in excess of US\$150,000. There are no property taxes in the Cayman Islands, and foreign ownership is permitted without restriction. Thanks to the solar system and quality construction, running costs are notably efficient, averaging approximately C\$300–400 per month for electricity. Located approximately five minutes from Health City and close to East End restaurants, Ocean Frontiers, the Wreck of the Ten Sails, and the Parrot Sanctuary, Seaside Villa offers both privacy and convenience. Construction was done by the highly regarded Cayman Structural Group, ensuring top design choices, longterm quality and peace of mind.

Essential Information

Type Residential	Status Current	MLS# 420507	Listing Type Single Family Home
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Key Details

Bed 5	Bath 5.5
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View
Beach Front

Year Built 2026	Sq.Ft. 4,490
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Additional Feature

Den No	Pool Yes	Foundation Slab	Stories 3
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Furnished Yes	Garage No
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