



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

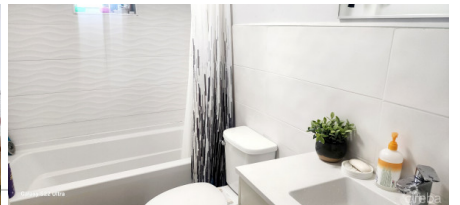
---

## **Lemon Breeze - Block A - Unit #2**

Prospect/Spotts, Grand Cayman

MLS# 420542

**CI\$489,000**



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.



**PAUL THOMPSON**  
 345 945-6000  
 paul.thompson@eracayman.com



**JON-DAVID THOMPSON**  
 jondavid@eracayman.com

This beautiful 2 bedroom 2 bathroom unit is located in the Lemon Breeze development and is ideally situated in the prospect corridor. This unit is perfect for a homeowner looking to customize their space or an investor seeking a high-yield renovation project. While the unit requires cosmetic updates and repairs, the fundamental layout is excellent, featuring a spacious living area and two well-proportioned bedrooms and two bathrooms. Lemon Breeze remains one of the popular communities due to its proximity to George Town and Grand Harbour. Rarely do units at this price point become available in this area. With some vision and TLC, this property can be transformed into a modern gem or a high-performing rental asset.

## Essential Information

Type <b>Residential</b>	Status <b>Current</b>	MLS# <b>420542</b>	Listing Type <b>Condominiums</b>
----------------------------	--------------------------	-----------------------	-------------------------------------

## Key Details

Bed <b>2</b>	Bath <b>2</b>
-----------------	------------------

View  
**Garden View**

Year Built <b>1989</b>	Sq.Ft. <b>1,060</b>	Pets Allowed: <b>Yes</b>
---------------------------	------------------------	-----------------------------

## Additional Feature

Den <b>No</b>	Floor Level <b>1</b>	Furnished <b>Partially</b>
------------------	-------------------------	-------------------------------