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

Income-producing Residential Portfolio --4 Studios In West Bay

West Bay, Grand Cayman

MLS# 420590

CI$1,196,000













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TRISHA JOHNSON
trisha@srcayman.com

Morganville West Apartments present a compelling residential investment opportunity in West Bay—one of Grand Cayman's newest communities and well-connected rental markets, with consistent demand from both residents and workforce tenants. This offering comprises a portfolio of four (4) studio apartments, competitively priced and positioned within a segment of the market where new-build supply remains limited, supporting both rental stability and long-term capital appreciation. The units are designed with a focus on operational efficiency and broad tenant appeal, featuring: Solar panel integration, reducing utility costs and enhancing net returns Wheelchair-friendly and accessible layouts, expanding the tenant pool and supporting longer tenancy durations Functional, low-maintenance interiors suited to high-occupancy use The property benefits from flexible income strategies, allowing for: Stable long-term residential leasing Short-term rental potential, including Airbnb-style nightly accommodations (subject to owner management and regulatory considerations) This dual-use capability provides optionality for investors to optimize yield based on market conditions. The development includes: Swimming pool amenities Ample on-site parking A practical, low-maintenance design, supporting efficient ownership and management From an investment perspective, the asset is underpinned by: Strong rental demand in West Bay Entry pricing within an undersupplied segment of the market Cost-efficient operations driven by sustainability features Morganville West Apartments are well suited for investors seeking to expand a residential income portfolio or acquire a high-yield entry asset with both income stability and upside through active management. **Leases in place so 48 hour notice is required**

Essential Information

Type	Status	MLS#	Listing Type
Multi Unit	**Current**	**420590**	**Apartment Building / Condo Building**

Key Details

Bed	Bath
4	**4**

View
Garden View

Year Built	Sq.Ft.	Pets Allowed:
2025	**1,720**	**Yes**

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Property Feature

Yes	Yes
Fenced Yard	**Pool**

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