

Never Rented Top Floor 1-bed Downtown Reach

George Town, Grand Cayman

MLS# 420698

CI\$440,000





CLAUDIA SUBIOTTO
claudia.subiotto@remax.ky

Urban vibe Condo in Prime George Town Location – Never Rented, Feng Shui Perfection! Discover an affordable 1-bedroom condo at Downtown Reach in George Town. Gated, modern, and just minutes from central amenities. Pristine and untouched – this unit has never been rented, offering you appliances and furniture in absolute great state. Its east-west facing aligns flawlessly with feng shui principles, welcoming revitalizing morning sun from the east and calming evening light from the west for ultimate harmony and prosperity. It is also pet friendly and child friendly. Smart City Living Meets Strong Rental Returns Welcome to Downtown Reach, a secure, gated community located just off the Linford Pierson Highway (the highway linking Grand Harbour to George Town) – perfectly positioned for quick and easy access to the heart and waters of George Town and South Sound. Whether you're a first-time buyer, a young professional, or an investor looking for an great condo in George Town, this 1-bedroom offers convenience, comfort, very high ceilings with a picture window that invites light in, 2 fantastic pools with cabanas and loungers and a large gym. Unit 1107 has been very nicely furnished with elegant touches and has been kept in pristine condition– it is just waiting for your suitcases. It has its own private balcony with far away views over the beautiful light blue pool and cabana, so receiving friends to watch games followed by sunset drinks and BBQ could be your weekend routine! With its prime location, from Downtown Reach you obviously reach the center downtown area of GT in minutes, making it ideal for those who want to be near work, restaurants, shopping, sports (note the amount of sports options nearby: pickleball, rugby, football, baseball, tennis, boxing, track & field and swim clubs are all located within a radius of a few miles and within 5 minutes), schools, supermarkets, banks, clinics & hospitals and the airport. Yet, Downtown Reach is not only beautiful but peaceful and quiet. The building was finished in 2022 and offers a clean, modern feel and peace of mind that comes with quality construction and with a professionally managed strata, offering low maintenance fees, and including internet service. This never-rented gem is primed for exceptional returns, and is in perfect move-in condition. Whether you plan to live in it, rent it long-term, launch it as a short-term rental, the versatility of Downtown Reach 1107 makes it a smart financial move. Secure, Gated, and Hassle-Free Downtown Reach unit 1107 is on the upper floor and has its own private staircase, offering a private entry hall ideally for shoes, hats, umbrellas, leash and more, keeping these items away from the oasis upstairs. As 1107 is on the upper floor it will be very safe should the Cayman Islands experience any storm threat, providing peace of mind in a secure environment. The community layout and design – enhanced by this unit's auspicious east-west orientation – allow for easy, low-maintenance living, making it ideal for anyone looking to enjoy the Cayman lifestyle without the burden of extensive upkeep. Parking, use of the gym, 2 pools and cabanas and a kids' playground are all included in the strata costs. And location, location, location off Linford Pierson means you can be at the airport, supermarkets, or waterfront restaurants in minutes. Ideal for Investors or First-Time Buyers This is a rare opportunity to claim a well-located, never-rented, feng shui-aligned property in George Town at an accessible price point. Whether you're growing your real estate portfolio or stepping into the property market for the first time, Downtown Reach is a solid choice. Call to view this condo today and explore the possibilities that come with smart urban living in Grand Cayman. Never-Rented George Town Investment Gem – Feng Shui Aligned, High income generating Potential! Smart Location & Lifestyle: 5 mins to downtown, airport, shops. Modern build, low

Essential Information

Type Residential	Status New	MLS# 420698	Listing Type Condominiums
----------------------------	----------------------	-----------------------	-------------------------------------

Key Details

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

View
Pool View

Year Built 2022	Sq.Ft. 770	Pets Allowed: Yes
---------------------------	----------------------	-----------------------------

Additional Feature

Den No	Floor Level 2	Furnished Yes
------------------	-------------------------	-------------------------