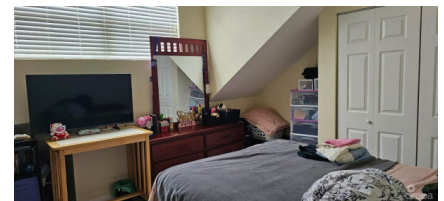
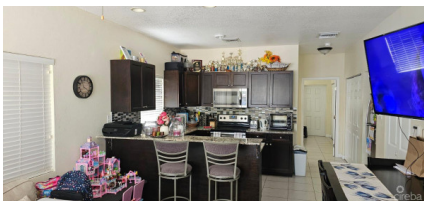


Duplex Investment Property - Aurora Drive, West Bay

West Bay, Grand Cayman

MLS# 421164

CI\$825,000





WENDY JACKSON-DIDIER
wendy@frasercayman.com



JIM FRASER
jim@frasercayman.com

Turnkey Duplex Investment in West Bay — 110 Aurora Drive A rare opportunity for investors or multi-generational buyers: this well-maintained duplex in the heart of West Bay comes with long-term tenants already in place, delivering immediate rental income from day one. Built in 2001 and sitting 9 feet above sea level, the property comprises two identical units, each offering 3 bedrooms, 2 bathrooms, and 1,136 sq ft of living space. The 0.2891-acre parcel (Block 4C, Parcel 466) provides ample room and privacy for both households, with 3 dedicated parking spaces per unit. Stable, long-term tenants. Each unit is individually metered for CUC and Cayman Water, simplifying billing and management, and hurricane shutters are installed throughout for storm protection and peace of mind. Located in one of West Bay's most sought-after residential pockets, this is a solid, cash-flowing addition to any investment portfolio — or an ideal setup for extended family living with separate, self-contained units. Contact us today to schedule a viewing or request further details. Please note that weekend showings are preferred for this property. Property is Broker owned.

Essential Information

Type	Status	MLS#	Listing Type
Residential	New	421164	Semi-detached / Duplex / Triplex

Key Details

Bed	Bath
6	4

View
Garden View

Year Built	Sq.Ft.	Pets Allowed:
2001	2,272	Yes

Additional Feature

Den	Pool	Furnished
No	No	Yes