



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

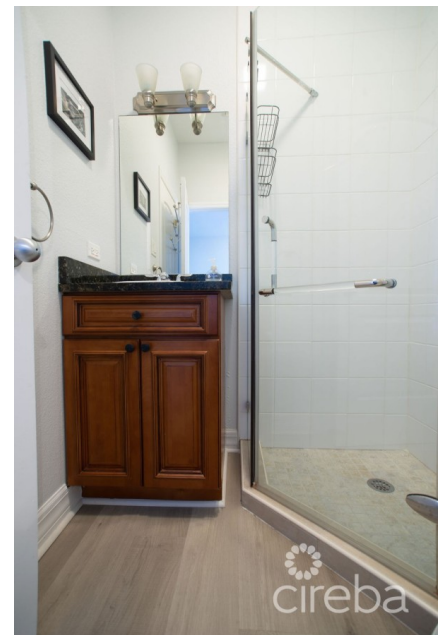
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VALENCIA HEIGHTS

George Town East, Cayman Islands

MLS# 415730

CI\$399,000





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This spacious two-bedroom, two-bathroom condo enjoys a superb George Town location in a long-established, mainly residential neighbourhood. Valencia Heights is situated conveniently close to the airport, Grand Harbour shops, George Town and the South Sound waterfront. With an attractive, Spanish-style exterior, nestled in a peaceful and serene complex with mature landscaping, Valencia Heights offers the feeling of being tucked away in a little oasis of calm while being just minutes from everything you need. Built in 2007, the 940-square-foot apartment has been tastefully and sympathetically upgraded with high-quality wood-look vinyl flooring and a beautifully renovated ensuite bathroom in the primary suite. The upgraded master bath includes a modern subway-tiled shower, sleek, streamlined vanity and upgraded hardware. The large kitchen has stainless-steel appliances, granite counters and solid wood cabinets; there is no shortage of prep space or storage. The apartment is flooded with natural light and furnished attractively throughout. The open-plan living area has comfortable seating for a crowd and stylish dining furniture with comfortable chairs to encourage guests to linger after dinner and enjoy the extensive views and the fresh cooling breezes from the adjacent balcony. The primary bedroom, complete with walk-in closet, also leads onto the balcony. A tank-less hot water system provides instant hot water on demand, saving both money and energy. No detail has been overlooked here. In addition to the gardens, the complex has a generous-sized, fully fenced pool and a well-equipped gym. It is also pet-friendly, so feel free to bring your four-legged companions. Strata fees are low (\$459 a month) and rentals are allowed. The property is currently tenanted - at a monthly rental of \$2,500 - with excellent tenants in place, should the new owner wish to keep the condo as an investment. Act quickly on this one, it won't last long! Agent Owned. "How do you want to live your life?"

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Pen/Con	415730	Condominium

Key Details

Bed	Bath	Block & Parcel
2	2	20D,445H11
Den	Year Built	Sq.Ft.
No	2007	940.00

Additional Features

Lot Size
0.00

Views
Pool View

Foundation
Slab

Floor Level
3

Furnished
Yes