



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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NO BIG TING

Rum Point, Cayman Islands

MLS# 418060

US\$2,595,000





Debi Bergstrom
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"Seaside Serenity in Cayman Kai — Now offered at US\$2.595M, Well Below Appraised Value. Welcome to No Big Ting, your exclusive beachfront sanctuary in the coveted Cayman Kai neighborhood of Grand Cayman—now newly reduced to US\$2.595M, representing an exceptional opportunity to acquire a premier waterfront property at a price significantly below appraised value. This remarkable offering seamlessly marries luxury with sustainability in one of the island’s most prestigious locations, mere steps from world-class dining and the legendary Rum Point. With its recent price adjustment, No Big Ting stands out as one of the most compelling value opportunities currently available in Cayman Kai. This meticulously crafted 3-bedroom, 2.5-bathroom villa transcends ordinary island living. Begin each day watching spectacular sunrises paint the Caribbean sky from your private seaside deck, then slip into some of Grand Cayman’s most pristine snorkeling waters directly from your backyard. This is island living as it was meant to be—effortless, authentic, and utterly captivating. Distinctive Features: Prime Waterfront Position Expansive private lot featuring a powdery white sand beach, lush tropical landscaping, and a detached two-car garage—ensuring both privacy and convenience. Sustainable Island Independence Completely off-grid with a cutting-edge rooftop solar array, whole-house backup generator, and premium propane appliances, including a romantic seaside fire pit. Embrace eco-luxury without compromise. Turnkey Excellence & Investment Potential Immaculately maintained with sophisticated island-inspired décor throughout. Whether seeking a primary Caribbean residence, vacation getaway, or lucrative short-term rental investment, this property delivers exceptional returns—now at a price point that enhances both lifestyle and investment appeal. Unmatched Location & Lifestyle Walking distance to acclaimed local restaurants, world-renowned Rum Point, and the vibrant heart of Cayman Kai’s exclusive community. No Big Ting represents more than real estate—it’s your gateway to the Caribbean lifestyle you’ve always envisioned. And now, with its **recent price reduction to US\$2.595M—well below appraised value—**it offers a rare chance to secure a premier beachfront property at outstanding value."

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Reduced	418060	Single Family Home

Key Details

Bed 3	Bath 2.5	Block & Parcel 33C,7
Acreage 0.63		
Den No	Year Built 2005	Sq.Ft. 2250.00

Additional Features

Lot Size 0.63	Views Beach Front	Sea Frontage 111	Foundation Slab
Furnished Yes	Garage 1	Zoning Beach Resort/Residential	