



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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BAHIA - UPGRADED & FURNISHED

South Sound, Cayman Islands

MLS# 418804

CI\$1,300,000





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Positioned in the well-regarded enclave of South Sound, this fully furnished and upgraded four-bedroom, three-and-a-half-bathroom garden-view residence at Bahia offers a compelling blend of quality construction, thoughtful design and coastal lifestyle. A short stroll leads to the beach and boardwalk, whilst Grand Harbour's restaurants and the amenities of central George Town remain just minutes away by car. Built to an impressive standard, the residence features ICF walls (Insulating Concrete Forms) providing strong hurricane protection alongside an R-30 insulation rating for good energy efficiency and reduced utility costs. Engineered metal-framed floors and roof, each reinforced with 5 inches of poured concrete, enhance the home's overall durability and resilience. The second floor hosts three well-proportioned bedrooms. The principal suite offers a walk-in shower ensuite, a walk-in closet, additional built-in storage and a private balcony. Two further bedrooms share a well-finished bathroom, providing comfortable accommodation for family and guests. On the top floor, a fourth bedroom suite enjoys its own walk-in shower ensuite, walk-in closet and two generous balconies with pleasant elevated views over the surrounding landscape. Outdoor space is a genuine strength of this property. A welcoming entry courtyard, a kitchen patio with garden area and the principal bedroom balcony are complemented by two spacious top-floor terraces, offering ample room for relaxing and entertaining throughout the year. Inside, the European-style kitchen is fitted with quality appliances, including a 36-inch cooktop, wall-mounted oven, microwave combination unit, and an oversized French-door refrigerator and freezer. Italian porcelain tile flooring runs throughout, and seven and eight-foot solid-core EuroDoor interior doors add a clean, contemporary finish. Cat 6 wiring, a NEST thermostat-controlled Lennox HVAC system and a Ring security system with video entry are all included. Impact-resistant Induplan windows imported from Spain provide good natural light, energy performance and hurricane resilience without the need for shutters. Bahia offers residents a strong range of communal facilities, including an Olympic-size training pool, a 175-foot resort-style pool with cabanas, a fully equipped gymnasium, a yoga and dance studio, a doubles tennis court and a children's park. Security, low strata fees, a full-time property manager and well-maintained landscaping make for a well-run and appealing community. The owner is contributing toward closing costs and offering a C\$20,000 credit toward Oppien interior cabinetry and closet upgrades, giving the buyer the opportunity to tailor the fitted interiors to their preference. Currently tenanted and generating a high rental income. Twenty-four hours' notice is required to view the property.

Essential Information

Type Residential (For Sale)	Status Current	MLS 418804	Listing Type Condominium
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Key Details

Bed 4	Bath 3.5	Block & Parcel 21C,163H3
Den No	Year Built 2024	Sq.Ft. 2550.00

Additional Features

Lot Size 0.00	Views Garden View, Pool View	Foundation Slab	Floor Level 1
Furnished Yes			