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STONE ISLAND PHASE II - UNIT 1103 ASSIGNMENT

Seven Mile Beach, Cayman Islands

MLS# 419571

US$4,395,000













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Prime Waterfront Living at the Cayman Islands Yacht Club A rare opportunity to acquire a substantial waterfront residence in one of Grand Cayman's most private and sought-after enclaves, with panoramic views across Governors Creek and the Cayman Islands Yacht Club – welcome to Stone Island Positioned on a private peninsula, Stone Island, Unit 1103 – part of the community's second development - represents an increasingly rare offering in the Cayman market: a residence of genuine scale, prime waterfront orientation and exceptional lifestyle appeal, all within a low-density gated setting adjacent to the Cayman Islands Yacht Club. Extending to approximately 4,500 sq. ft. over three levels, the residence has been thoughtfully designed to combine architectural elegance with relaxed waterfront living. The home will comprise three bedrooms, four-and-a-half bathrooms, multiple reception and family living spaces, a private plunge pool, double garage and a meticulously curated high-end finishes throughout. Vaulted ceilings, expansive glazing and a dramatic glass-railed staircase create a strong sense of light, volume and quiet sophistication. The aspect is exceptional. From the principal living areas and private outdoor spaces, Unit 1103 enjoys far-reaching views over Governors Creek and the Cayman Islands Yacht Club - a setting that captures both the tranquillity and vibrancy of Cayman's premier boating environment. Throughout the day, boats, sailing yachts and catamarans move elegantly in and out of the Yacht Club, creating an ever-changing waterfront tableau that can be enjoyed from the comfort and privacy of your own home. It is this unique interplay of serenity, movement and outlook that gives the residence its distinctive character. A further attraction for boating enthusiasts is that Unit 1103 comes with the opportunity to secure its own boat mooring along the boardwalk immediately adjacent to the residence, offering a rare level of convenience and an even closer connection to the waterfront lifestyle for which this location is so highly regarded. Stone Island has been conceived as a private resort-style community for owners who value security, discretion and amenity. Residents enjoy 24-hour security, a waterfront boardwalk encircling the development, a fully equipped gym, pool and BBQ area, owner's lounge, private screening room, children's soft play area, wine cellar, chef's kitchen and more. The opportunity is further strengthened by timing. Construction is already at an advanced stage, with completion imminent, giving a purchaser the advantage of securing a residence that is nearing delivery in one of Cayman's most compelling waterfront developments. Unit 1103 also offers the opportunity to acquire a large-format residence at an incredible value, given the current stage of construction - an increasingly uncommon position in a market where prime waterfront opportunities continue to command significant demand. For the discerning purchaser, Unit 1103 offers a highly attractive combination: scale, privacy, architectural quality, panoramic water views and a direct connection to the Cayman Islands Yacht Club lifestyle, all within a development approaching completion.

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Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**419571**	**Condominium**

Key Details

Bed	Bath	Block & Parcel
3	**4.5**	**10A,349H1103A**

Den	Year Built	Sq.Ft.
No	**2026**	**4500.00**

Additional Features

Lot Size	Views	Sea Frontage	Foundation
0.00	**Canal Front, Canal View**	**1800**	**Slab**

Floor Level	Garage
1	**Yes**

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