



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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INCOME-PRODUCING RESIDENTIAL PORTFOLIO --4 STUDIOS IN WEST BAY

West Bay North West, Cayman Islands

MLS# 420590

CI\$1,196,000





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Morganville West Apartments present a compelling residential investment opportunity in West Bay—one of Grand Cayman’s newest communities and well-connected rental markets, with consistent demand from both residents and workforce tenants. This offering comprises a portfolio of four (4) studio apartments, competitively priced and positioned within a segment of the market where new-build supply remains limited, supporting both rental stability and long-term capital appreciation. The units are designed with a focus on operational efficiency and broad tenant appeal, featuring: > Solar panel integration, reducing utility costs and enhancing net returns > Wheelchair-friendly and accessible layouts, expanding the tenant pool and supporting longer tenancy durations > Functional, low-maintenance interiors suited to high-occupancy use The property benefits from flexible income strategies, allowing for: > Stable long-term residential leasing > Short-term rental potential, including Airbnb-style nightly accommodations (subject to owner management and regulatory considerations) This dual-use capability provides optionality for investors to optimize yield based on market conditions. The development includes: > Swimming pool amenities > Ample on-site parking > A practical, low-maintenance design, supporting efficient ownership and management From an investment perspective, the asset is underpinned by: > Strong rental demand in West Bay > Entry pricing within an undersupplied segment of the market > Cost-efficient operations driven by sustainability features Morganville West Apartments are well suited for investors seeking to expand a residential income portfolio or acquire a high-yield entry asset with both income stability and upside through active management. ****Leases in place so 48 hour notice is required****

Essential Information

Type Multi-Unit (For Sale)	Status Current	MLS 420590	Listing Type Apartment Building/Condo Building
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Key Details

Bed 4	Bath 4	Block & Parcel 4B,281H17,H20,H21,H26
Acreage 1.27		
Den No	Year Built 2025	Sq.Ft. 1720.00

Additional Features

Lot Size
1.27

Views
Garden View

Foundation
Slab

Furnished
Yes