



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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THE MEADOWS AT BATABANO - BREADFRUIT 2 BED WITH ROOF TERRACE TOWNHOME

West Bay North East, Cayman Islands

MLS# 420768

CI\$985,000





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Discover refined island living in this newly built, impeccably designed three-level residence offering 2 bedrooms, 3.5 bathrooms, and a versatile third-floor bonus room. Ideally positioned within the highly sought-after, secure gated community of The Meadows at Batabano, this home places you just minutes from dining, supermarkets, Seven Mile Beach, George Town, and Camana Bay—an exceptional location for convenient, upscale Caribbean living. This residence is offered fully furnished to an immaculate standard, showcasing a seamless blend of modern elegance and Caribbean-inspired design. All windows are fitted with high-quality window treatments and have been professionally tinted, enhancing both privacy and energy efficiency. The kitchen has been thoughtfully extended to include a built-in wine/beverage fridge and additional custom storage, elevating both functionality and style. Residents enjoy access to world-class amenities, including a resort-style swimming pool, state-of-the-art fitness center, sauna, and beautifully curated communal spaces within the privacy of a gated enclave. The development has been thoughtfully master-planned to deliver both lifestyle and leisure. Expansive shared areas include a striking 50-meter rectangular pool with sunken seating, multiple lounging and entertaining areas (both covered and open-air), and a fully equipped clubhouse featuring a gym, sauna, office space, showers, and restrooms. Future enhancements include a winding pool connected to a scenic lake, as well as a unique outdoor fitness circuit—unlike anything else on the island. The “Breadfruit” floor plan is the largest two-bedroom townhome design within the community, spanning three spacious levels. The second floor hosts two generously sized bedrooms, each with en-suite bathrooms and walk-in closets, along with a conveniently located laundry area. On the ground floor, a bright open-concept layout features a modern kitchen, dining area, ample storage, and a guest powder room. The living space opens through oversized sliding glass doors onto a private terrace, ideal for indoor-outdoor living. The third floor offers a flexible bonus room—perfect as a home office, playroom, or additional bedroom—alongside a full bathroom and access to an expansive rooftop terrace. This elevated outdoor space can be further enhanced with an optional outdoor kitchen or wet bar, creating the ultimate setting for entertaining or relaxing under the Caribbean sky.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	New	420768	Condominium

Key Details

Bed 2	Bath 3.5	Block & Parcel 9A,639H37
Den No	Year Built 2024	Sq.Ft. 2156.00

Additional Features

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