



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## **CORAL BAY VILLAGE 13, BEACHFRONT CONDO**

Spotts, Cayman Islands

MLS# 420783

**CI\$998,000**





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Set along one of the most peaceful and unspoiled stretches of coastline in Grand Cayman, this beautifully presented beachfront residence at Spotts Beach offers a rare blend of privacy, space, and effortless island living. Positioned within Coral Bay Village, the home immediately impresses with its vaulted ceilings and light-filled, open-plan design — framing uninterrupted views of the Caribbean Sea from the moment you enter. The living, dining, and kitchen spaces flow seamlessly together, designed to maximise both natural light and ocean breeze. The kitchen has been thoughtfully upgraded with quartz countertops, modern cabinetry, and stainless steel appliances, centred around a breakfast bar that connects easily to the main living space — ideal for both everyday living and entertaining. Full-width sliding doors open onto an expansive covered balcony that truly defines the lifestyle here. Generously sized, it functions as a second living area with dedicated dining and lounge zones, all overlooking the turquoise water just beyond the shoreline. A landscaped pathway weaves through mature frangipani and coconut palms, leading directly to the soft white sands and clear waters of Spotts Beach, with a nearby reef just offshore. Inside, three well-proportioned bedrooms are complemented by an upper-level mezzanine — versatile in design and perfectly suited as a guest space, children's room, or quiet retreat. Coral Bay Village offers 240 feet of beachfront, a tennis court, CCTV security, ample visitor parking, and swimming pool. Currently operating as a successful short-term rental, the property provides excellent flexibility — whether as a primary residence, investment, or a combination of both. Opportunities in this location are increasingly limited — reach out today to arrange a private viewing.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>420783</b>	<b>Condominium</b>

## Key Details

Bed	Bath	Block & Parcel
<b>3</b>	<b>3</b>	<b>25C,80H19</b>
Den	Year Built	Sq.Ft.
<b>No</b>	<b>1981</b>	<b>2451.00</b>

## Additional Features

Lot Size	Views	Sea Frontage	Foundation
<b>0.00</b>	<b>Beach View</b>	<b>240</b>	<b>Slab</b>

Floor Level  
**2**

Furnished  
**Yes**