



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## ADEHYA: RUM POINT BEACHFRONT ESTATE - EXCLUSIVE PRE-COMPLETION PRICING

Rum Point, Cayman Islands

MLS# 420831

**US\$9,495,000**





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PRE-COMPLETION EXCLUSIVE: Secure multi-million-dollar built-in equity before the final price adjustment. Welcome to Adehya ("I Have Arrived"), an 8,634 sq. ft. beachfront estate designed by renowned architect John Doak. Slated for completion in approx. 6 months (late 2026). Buying now locks in pre-completion pricing; upon turnkey completion, the list price will increase by at least \$2,000,000. You get the fully completed luxury home, but at a massive discount for securing it today. THE ESTATE Commanding a premium 0.62-acre parcel elevated 11 feet above sea level, Adehya overlooks a reef-protected shoreline with phenomenal snorkeling. Built with energy-efficient ICF and solar integration, this 6-bedroom, 7.5-bath estate is designed for world-class entertaining. Every bedroom is a sanctuary with an en-suite bath, balcony, and sweeping views, complemented by a main-level guest suite and a dedicated kids' bunk room. The open gallery boasts extended ceilings, a gourmet kitchen with a walk-in pantry, a dedicated gym, and a media room. OUTDOOR LIVING & ROI The outdoor oasis features a resort-style pool, hot tub, expansive sun deck, and a fully equipped outdoor kitchen. Located near Rum Point, Kaibo, and the ferry to Camana Bay. With a projected gross rental income of \$650,000-\$750,000 USD annually in the tax-free Cayman Islands, Adehya is a powerhouse legacy asset. The property is currently fully drywalled and tiled. Schedule your site tour today to secure your pricing before the final market adjustment!

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>New</b>	MLS <b>420831</b>	Listing Type <b>Single Family Home</b>
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## Key Details

Bed <b>6</b>	Bath <b>7.5</b>	Block & Parcel <b>33B,49</b>
Acreage <b>0.62</b>		
Den <b>No</b>	Year Built <b>2026</b>	Sq.Ft. <b>8634.00</b>

## Additional Features

Lot Size <b>0.62</b>	Views <b>Beach Front</b>	Sea Frontage <b>100</b>	Foundation <b>Slab</b>
Zoning <b>Low Density residential</b>			