



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## **THE SANDS #2 | BOUTIQUE BEACHFRONT LIVING ON BOGGY SANDS ROAD**

Seven Mile Beach, Cayman Islands

MLS# 420956

**US\$3,500,000**





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Welcome to Unit #2 at The Sands, an exceptional opportunity to own within one of Grand Cayman’s most exclusive beachfront enclaves. Located along the coveted Boggy Sands Road, this boutique development comprises just six luxury residences, offering an unparalleled blend of privacy, sophistication, and direct Caribbean waterfront living. Designed to embrace its spectacular beachfront setting, Unit #2 enjoys approximately 30 feet of ocean frontage. Floor-to-ceiling windows throughout the living and dining areas and primary suite create bright, airy interiors, while expansive sliding glass doors blur the line between indoors and out. Thoughtfully designed to maximize natural light and capture the essence of coastal living, the home offers an effortless connection to its oceanfront surroundings. Offered fully furnished, the interiors have been thoughtfully curated with custom cabinetry, elegant fluted detailing, a statement wine display, and a chef’s kitchen appointed with Caesarstone countertops and premium appliances. Contemporary design and refined finishes combine to create a sophisticated coastal retreat that is both stylish and inviting. Owners enjoy access to an outstanding collection of amenities, highlighted by a 6,000+ sq. ft. rooftop terrace complete with a private cabana, a 12' x 30' swimming pool, and panoramic views across the Caribbean Sea. Additional amenities include a fitness studio, oceanfront gazebo with rooftop lounge, outdoor kitchen and entertaining area, dedicated yoga space, and private beach access. Practical luxuries include two secure gated parking spaces, a 10' x 10' air-conditioned storage unit, and flexible short-term rental opportunities, making this an exceptional option for personal enjoyment, investment, or both. Combining boutique exclusivity with world-class beachfront living, The Sands #2 offers a rare opportunity to own along one of Grand Cayman’s most desirable stretches of coastline.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>New</b>	<b>420956</b>	<b>Condominium</b>

## Key Details

Bed	Bath	Block & Parcel
<b>4</b>	<b>4.5</b>	<b>5B,151H2</b>
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2024</b>	<b>3053.00</b>

## Additional Features

Lot Size  
**0.00**

Views  
**Beach View, Ocean  
View**

Foundation  
**Slab**

Floor Level  
**1**

Furnished  
**Yes**

Garage  
**2**