



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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THE VENETIA 29, LEED GOLD CERTIFIED FAMILY HOME

South Sound, Cayman Islands

MLS# 420959

CI\$2,150,000





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Nestled within the prestigious gated community of The Venetia, this exceptional professionally interior designed residence offers a rare combination of enduring quality, modern efficiency, and lasting privacy, perfectly positioned a stones throw from the beach and minutes to some of Cayman's leading schools. From the moment you arrive, the sense of care and craftsmanship is evident. A sweeping paved driveway winds through beautifully landscaped grounds, creating a private and welcoming approach. Beyond the front door, the home unfolds across a thoughtfully designed single-level floorplan where generous open-plan living spaces are complemented by bespoke walnut joinery, large format porcelain wall feature, and an abundance of natural light throughout. At the heart of the home lies a beautifully appointed chef's kitchen, featuring custom walnut cabinetry, quartz countertops, gas cooktop, and a substantial island designed for both everyday family life and effortless entertaining. The accommodation is equally well considered. A spacious primary suite offers a peaceful retreat, complete with a walk-in wardrobe, elegant en-suite bathroom, and tray ceiling detail. Two additional bedrooms, together with a dedicated home office, provide flexibility for growing families and remote professionals alike. Above the garage, a fully self-contained studio apartment with its own private entrance presents a valuable opportunity for guest accommodation, a private workspace, or supplementary rental income (currently rented at CI\$1,600/month). Outdoor living is every bit as impressive. A private swimming pool, expansive stone-tiled terrace, and charming lumber-framed gazebo are surrounded by mature tropical landscaping and ambient lighting, creating a tranquil setting for entertaining or relaxing year-round against the backdrop of the protected reserve which is never to be developed. Built to a specification rarely found in the Cayman Islands, the home benefits from Insulated Concrete Form (ICF) construction, delivering exceptional durability, energy efficiency, and resilience. Premium finishes and smart-home features include Kohler Purist fixtures, Lutron lighting controls accessible via phone or tablet, and a wired audio system throughout the living room. A 5kW solar array connected to the CUC grid, energy-efficient glazing, gas appliances, and a 4-zone air-conditioning system all contribute to the home's remarkably low operating costs. The property also holds LEED for Homes Gold certification, believed to be the first awarded in the Caribbean, underscoring the exceptional quality and environmental performance of its design and construction. Sellers last CUC bill was \$12/month. Residents of The Venetia enjoy an enviable lifestyle with access to a secure gated entrance, clubhouse, fitness centre, tennis court, and large communal swimming pool, all within one of South Sound's most established and sought-after residential communities. Offering timeless design, exceptional construction, and a setting that combines convenience with permanent privacy, this is a home of genuine distinction in one of Cayman's most desirable neighbourhoods. Contact us today to arrange your private viewing.

Essential Information

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| Type Residential (For Sale) | Status New | MLS 420959 | Listing Type Single Family Home |
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Key Details

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| Bed 4 | Bath 3.5 | Block & Parcel 15D,64H29 |
|-----------------|--------------------|------------------------------------|

Acreage
0.29

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|------------------|---------------------------|--------------------------|
| Den No | Year Built 2013 | Sq.Ft. 3447.00 |
|------------------|---------------------------|--------------------------|

Additional Features

| | | | |
|-------------------------|-------------------------------------|---------------------------|----------------------|
| Lot Size 0.29 | Views Garden View, Inland | Foundation Slab | Garage Yes |
|-------------------------|-------------------------------------|---------------------------|----------------------|

Zoning
Low Density residential