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ARVIA 86, THREE BEDROOM CONDO

Prospect / Newlands, Cayman Islands

MLS# 421501

CI$798,500













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Located within Arvia, a gated waterfront community in Grand Harbour, Unit 86 is a stunning, two-storey condo offering three bedrooms, two bathrooms and a practical layout suited to families, couples or investors. Having only ever been owner-occupied, the property has been carefully maintained and offers 1,349 sq. ft. of interior living space, complemented by additional uncovered outdoor space taking the total square footage to approximately 1,624 sq. ft. One of the unit's best features is its outlook. Rather than facing directly onto a neighbouring unit, the front door opens onto a garden view stretching out to the pool and canal, giving the home a real sense of openness and privacy. In fact, it was this aspect and the third bedroom that first drew the current owners to the property. The two-storey layout, with its staircase, gives the condo a warm, homely feel more like a townhouse than an apartment, while the third bedroom adds valuable flexibility as a children's room, guest room or home office.cA separate shaded, covered area between two of the bedrooms provides another comfortable space to be outdoors. Conveniently located in Grand Harbour, Arvia is just minutes from Hurley's Supermarket, pharmacies, schools and other everyday essentials. The community offers a welcoming, family-friendly environment, while reasonable strata fees make this an attractive option for both homeowners and investors. Built using insulated concrete form (ICF) construction, Arvia offers a range of amenities, including an Olympic-length canalfront swimming pool, fully equipped gym, tennis and volleyball courts, clubhouse and on-site strata office. With its spacious layout, outdoor living areas and convenient location, Unit 86 presents an opportunity to enjoy waterfront community living in Grand Harbour at an accessible price point. Contact us to arrange a private viewing. Please allow 24 hours' notice for all showings.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**New**	**421501**	**Condominium**

Key Details

Bed	Bath	Block & Parcel
3	**2**	**22E,460V1H86**

Den	Year Built	Sq.Ft.
No	**2021**	**1349.00**

Additional Features

Lot Size	Views	Sea Frontage	Foundation
0.00	**Canal View**	**800**	**Slab**

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Floor Level	Furnished
2	**Yes**

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