



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201
Cayman Islands, British West Indies.
+1 (345) 946-3343
info@edgewater.ky |

GRAPETREE BEACH VIEWS ON SMB

Seven Mile Beach, Cayman Islands

MLS# 416907

US\$970,000





Debi Bergstrom
 dbergstrom@edgewater.ky

A superbly positioned condo, with water views from balcony. End unit townhouse style condo with entry from the second floor, with gorgeous sea views from balcony. Ample natural light from side windows in living area and bedrooms. Open plan kitchen, with plenty of scope to modernise or just move straight in and take your time. AC just serviced and freshly painted throughout. Complex looks fresh and updated, and has its own beach cove and green grass lawn. You are buying into just over 2 acres of freehold, real estate with 200 ft water frontage. There are no restrictions on rentals. You may Airbnb or long term let. On a comparable unit within Grapetree the average nightly rate minus Tourist Tax and cleaning fee is US\$326, rising to US\$600 in high season. 2023 gross income for comparable unit was US\$108,000. Located close to World Gym, Body Works, Thai Orchid and the shops and restaurants of Queens Court and & Mile Shops. Make contact for your private viewing TODAY.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	416907	Condominium

Key Details

Bed	Bath	Block & Parcel
2	2	13B,103H16
Den	Year Built	Sq.Ft.
No	1981	1228.00

Additional Features

Lot Size	Views	Sea Frontage	Foundation
0.00	Beach View, Pool View	200	Slab
Floor Level	Furnished		
2	Partially		