



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## PLEASANT PALMS TOWNHOUSE - END UNIT

West Bay North West, Cayman Islands

MLS# 417308

**CI\$395,000**





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Welcome to Pleasant Palms, presenting this this fantastic end unit nestled within this peaceful complex in the heart of Mount Pleasant, West Bay. With only 10 townhomes, Pleasant Palms offers an intimate retreat for those yearning for peace away from the hustle and bustle, yet with everything at your fingertips. A prime location just minutes to West shops, bank and restaurants, Centennial Towers. Caymans first class restaurants, Tukka, Cracked Conch & Calypso Grill are also minutes away. Enjoy waterfront dining from all of these fabulous local restaurants. Residents of Pleasant Palms enjoy unparalleled convenience, with swift access to the pristine shores of 7 Mile Beach, inviting them for leisurely strolls and sun-drenched afternoons. Additionally, the bustling Camana Bay shops and restaurants are within easy reach, offering a plethora of culinary delights and retail therapy options for discerning individuals. The townhouse itself stands as a testament to being extremely well built, boasting a robust structure designed for longevity and endurance. Being an end unit, it offers an extra layer of privacy and tranquility, allowing residents to relish their own slice of paradise undisturbed. For investors, Pleasant Palms Townhouse presents an enticing opportunity, with promising returns in a thriving rental market. Likewise, first-time homebuyers will find comfort in its affordability and potential for future growth. The monthly maintenance fee at \$500 per month including all exterior maintenance and insurance, along with a current rental return of \$2200 per month offers a healthy monthly return. Beyond its physical attributes, Pleasant Palms embodies a lifestyle—an oasis of calm amidst the chaos. Enjoy BBQ'ing with friends on your private deck. Its positive impact on residents is profound, offering not just a place to reside but a space to flourish—a haven. In essence, Pleasant Palms Townhouse transcends the realm of traditional real estate; it signifies convenience, and endless opportunities. Make Pleasant Palms #6 yours TODAY - Call for your private showing? How do you want to live your life?

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Pen/Con</b>	<b>417308</b>	<b>Condominium</b>

## Key Details

Bed	Bath	Block & Parcel
<b>2</b>	<b>2</b>	<b>4D,454H6</b>
Den	Year Built	Sq.Ft.
<b>No</b>	<b>1998</b>	<b>1016.00</b>

## Additional Features

Lot Size  
**0.00**

Views  
**Garden View**

Floor Level  
**2**

Furnished  
**Yes**