



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## **BLUE PALMS 3, FOUR BED TOWNHOME**

West Bay North West, Cayman Islands

MLS# 418427

**CI\$1,250,000**





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Welcome to this newly built, fully furnished 4 bedroom townhome in Blue Palms, a secure, gated neighbourhood of just eight residences. With nearly 3,300 sq. ft., this home offers privacy, comfort, and a warm sense of community. Inside, an open-concept layout seamlessly connects the living, dining, and kitchen areas, perfect for entertaining or relaxing evenings. The contemporary design, stylish furnishings, and natural light create a welcoming ambiance. The kitchen features a waterfall-edge island, quartz counter tops, and high-quality GE appliances. A main-floor office can also serve as a fourth bedroom. Smart home features include automatic blinds, two-zone AC, a RING security system, mesh WiFi across all floors, and optional solar panel installation. The private, fenced backyard provides green space for pets, kids, and outdoor fun, while the rooftop terrace offers ocean views, a shaded lounge area with an electric pergola, and a breezy spot to unwind. Additional perks include a communal pool and BBQ area, a large covered driveway with extra storage, and low-maintenance fees for easy living. Built in 2023 with elegant, fully furnished interiors, this home is move-in ready. Just steps from public beach access, dive shops, and fantastic dining options like the new NOVA, Blue Palms 3 is ready to welcome you.

### Essential Information

|                               |                |               |                    |
|-------------------------------|----------------|---------------|--------------------|
| Type                          | Status         | MLS           | Listing Type       |
| <b>Residential (For Sale)</b> | <b>Current</b> | <b>418427</b> | <b>Condominium</b> |

### Key Details

|           |             |                 |
|-----------|-------------|-----------------|
| Bed       | Bath        | Block & Parcel  |
| <b>4</b>  | <b>3</b>    | <b>3D,184H3</b> |
| Den       | Year Built  | Sq.Ft.          |
| <b>No</b> | <b>2023</b> | <b>3295.00</b>  |

### Additional Features

|             |                                |             |             |
|-------------|--------------------------------|-------------|-------------|
| Lot Size    | Views                          | Foundation  | Floor Level |
| <b>0.00</b> | <b>Garden View, Ocean View</b> | <b>Slab</b> | <b>1</b>    |
| Furnished   |                                |             |             |
| <b>Yes</b>  |                                |             |             |