

## AURA 301, OCEANFRONT CONDO

Prospect / Newlands, Cayman Islands

MLS# 418551

**CI\$1,295,000**





**Debi Bergstrom**  
dbergstrom@edgewater.ky

Aura 301 is a stunning three-bedroom, 3.5-bathroom oceanfront condo offering uninterrupted views of South Sound from its third-floor perch. The elevated vantage point makes this residence truly special. The condo features a thoughtfully designed open-plan living and dining area with high ceilings and an abundance of natural light pouring in through the large patio doors. It offers the perfect combination of indoor and outdoor living. Step out to a spacious covered patio, perfect for enjoying morning coffee or an evening glass of wine while taking in the breathtaking views of the turquoise Caribbean Sea and the resort-style pool below. Inside, the neutral decor creates a bright and welcoming atmosphere. The master suite includes a king-sized bed, a generous ensuite, a walk-in closet, and private balcony access with incredible ocean views. Two additional bedrooms each have their own ensuite bathrooms. The unit also includes a large walk-in laundry room with extra storage space. Aura offers amazing resort-style amenities including a 60ft diameter pool as well as a lap pool, oceanfront playground, multiple lounge areas, an outside BBQ, on-site recycling, and expansive green spaces. Additional amenities include a gym, elevator, electric car charges, and storage for kayaks and paddle boards. The development is energy-efficient, with solar panels, geothermal cooling, LED lights, energy-efficient appliances, and ICF construction, ensuring significantly lower CUC bills. Situated just minutes from the dining and shopping at Harbour Walk and Grand Harbour, you can enjoy having everything on your doorstep whilst coming home to a peaceful retreat. Experience the best of Cayman living in this exceptional oceanfront retreat. Schedule your private showing today.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Pen/Con	418551	Condominium

Key Details

Bed	Bath	Block & Parcel
3	3.5	23B,114V1H23
Den	Year Built	Sq.Ft.
No	2022	2072.00

Additional Features

Lot Size	Views	Sea Frontage	Foundation
0.00	Water Front	266	Slab

Floor Level  
**3**

Furnished  
**Yes**