



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

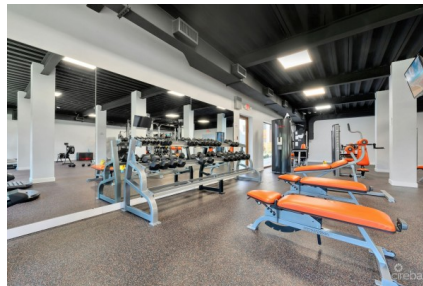
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ARVIA FURNISHED WITH DEN

Prospect / Newlands, Cayman Islands

MLS# 418803

CI\$575,000





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Furnished & Move-In Ready – Unit #88 at Arvia A beautifully designed one-bedroom plus den home with a garden view, fully furnished and ready for immediate occupancy. Offering modern luxury, hurricane-rated construction, and resort-style amenities, this residence is located within the vibrant and highly sought-after Grand Harbour community—one of Grand Cayman’s premier waterfront and lifestyle destinations. Prime Location – Grand Harbour and Harbour Walk This waterfront neighbourhood boasts a vibrant array of boutique shops, cafés, restaurants, and essential services, making it one of the most sought-after places to live in the Cayman Islands. Its thoughtfully designed, pedestrian-friendly layout allows residents to walk, cycle, or take a short drive to grocery stores, fitness centres, spas, and dining. The location also provides easy access to boating, with marinas and canals connecting directly to the North Sound, ideal for those who enjoy being on the water. Luxury Living Meets Smart Design Step onto your private terrace, where landscaping and serene garden views create a peaceful retreat. Inside, porcelain flows throughout the space, enhancing the contemporary design. The open-plan kitchen is stylish and functional, featuring Whirlpool appliances, a 30” cooktop, a wall-mounted oven and microwave combo, and an oversized fridge/freezer. High-end fixtures bring an elegant touch to both the kitchen and the bathroom. This home is constructed using ICF (Insulated Concrete Forms) technology, providing outstanding hurricane resistance, thermal efficiency, and soundproofing. The elevated ground floor slab is approximately 9 feet above average sea level, ensuring added protection. Impact-resistant windows eliminate the necessity for hurricane shutters, and the coating reduces maintenance and enhances clarity. Comfort meets smart living with an A/C system seamlessly controlled via a Nest thermostat. The home is also smart-wired with Cat 6 cabling, ensuring high-speed connectivity and fibre-ready access in all living areas. A comprehensive security system paired with a video entry system enhances safety and convenience. Resort-Style Amenities & Community Perks As a furnished, move-in-ready unit, everything has been carefully selected for modern living, allowing you to settle in easily. Residents enjoy exclusive access to:

- Resort-style, Olympic-sized swimming pool
- Fully equipped gym, yoga, and dance studio
- Clubhouse with a function room and full kitchen
- Doubles tennis court
- Low strata fees & full-time on-site property management

With its prime location, luxury features, and move-in-ready convenience, Arvia 88 offers the perfect blend of modern living, security, and serenity. Whether you’re looking for a full-time residence or a turnkey investment property, this home is an exceptional choice. Fantastic incentives: The owner is offering to assist with closing costs and additionally offering custom bedroom cupboards and living room units. Currently tenanted and making a great income - 24 hours notice required to view the property. Interior images are samples.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	418803	Condominium

Key Details

Bed	Bath	Block & Parcel
1	1	22E,460V1H88
Den	Year Built	Sq.Ft.
No	2021	920.00

Additional Features

Lot Size	Views	Foundation	Floor Level
0.00	Garden View	Slab	1
Furnished			
Yes			