



**CENTURY 21**  
Thompson Realty  
Cayman Islands

**Zane Kuttner**  
Sales Agent/Consultant

Office: (345) 949-2100  
Office Fax: (345) 949-0610  
zane@c21cayman.com  
https://century21cayman.com

CENTURY 21 Thompson Realty Ltd., Grand Pavilion Commercial Centre, 802 West Bay Road, Grand Cayman, Cayman Islands KY1-1201

## COMPETITIVELY PRICED PERIWINKLE COURTYARD GEM, GRAND HARBOUR

**CIREBA# 417339**

Spotts / Prospect (Grand Cayman) 📍 Cayman Islands

**MLS# 1154337**

Condos/Apartments

**730,000**



**CIREBA#:** 417339

**District/Area:** Spotts / Prospect (Grand Cayman)

**Region/Country:** Cayman Islands

**Available:** At Closing

**Prop.Type:** Condos/Apartments

**Prop.View:** Garden View

**Beds:** 2

**Baths:** 3.0

**Living Space:** 2,250 ft<sup>2</sup>

**Building Type:** Attached

**Year Built:** 2022

**Land Zoning:** Residential

**Class:** Residential

### Features and Amenities

#### Appliances

Electric Stove  
Refrigerator  
Dishwasher  
Microwave  
Garbage Disposal

#### Air Conditioning

Central A/C

#### Near By

Shopping

#### Building - Framing

Insulated Concrete Forms  
(ICFs)

#### Sewage system

Septic tank

#### Furnished

Fully Furnished

#### Laundry

Washer/Dryer in Unit

#### Swimming Pool

On-Site Pool

#### Water Supply

City Water

#### Parking - Type

Garage

#### Yard / Landscaping

Fenced Yard  
Landscaped

#### Television

Cable

#### Building - Foundation

Slab

## Remarks

Presenting an immaculate, upgraded 2-bed, 2.5 bath Periwinkle Courtyard unit in the stunning canal-front community of Grand Harbour.

Aggressively priced to sell and presenting outstanding value, this phenomenal property ticks so many boxes: an excellent location, impeccably presented, impressive income returns and built-in equity make this a very strong contender for your property shortlist, without a doubt.

This townhome is offered at developer unit rates but with the added benefit of being fully furnished and upgraded, making it an exceptional value proposition.

Additional key highlights of this unit include:

- Gas appliances for efficiency
- Solar power integration
- LEED certification (the most widely used green building rating system in the world) ensuring very low utility bills and a commitment to sustainability
- Expertly curated furniture package from Living.ky
- Large 2-car garage with AC, fully outfitted with custom storage solutions
- Closets AC for optimal climate control
- Water pressure enhancements
- Installed water filtration systems

The Periwinkle complex offers:

- strategically positioned within walking distance to Hurley's supermarket and Harbour Walk, this complex also offers a quick access to various amenities including shops, banks, schools, gyms and restaurants.
- enjoy the added luxury of on-site amenities such as a 4,200 sq ft club house, a 60ft swimming pool, and a pet-friendly environment.
- the first community to have been LEED certified in Cayman, setting the standard for sustainable living
- direct access to the North Sound via the wide canal with dock rental options
- beautifully landscaped grounds

This property, at this amazing price point, presents a compelling opportunity to own in one of Grand Harbour's most sought after communities. So, let's make it yours today.

## Directions

Situated next door to Harbour Walk and close to Hurley's Supermarket, at 68 Edgewater Way