

CENTURY 21.
Thompson Realty
Cayman Islands

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

# GRAPETREE BEACH VIEWS ON SMB

**CIREBA# 416907** 

Seven Mile Beach (Grand Cayman) **♀** Cayman Islands

MLS# 1153662

## Condos/Apartments

## 970,000

**CIREBA#**: 416907

**District/Area**: Seven Mile Beach (Grand Cayman)

Region/Country: Cayman Islands

Available: At Closing

**Prop.Type**: Condos/Apartments

Prop.View: Beach View

**Beds**: 2 **Baths**: 2.0

**Living Space**: 1,228 ft<sup>2</sup> **Building Type**: Attached

Year Built: 1981

Land Zoning: Residential

Class: Residential

### **Features and Amenities**

Appliances	Furnished	Air Conditioning
Electric Stove	Partly Furnished	Central A/C
Refrigerator		
Dishwasher		
Microwave		
Laundry	Yard / Landscaping	Patio - Deck - Porch
Washer/Dryer in Unit	Fenced Yard	Patio
	Landscaped	
Near By	Swimming Pool	<b>Gym/Fitness Center</b>
School(s)	On-Site Pool	On-Site Tennis
Building - Framing	Water Supply	<b>Building - Foundation</b>
Concrete Blocks	City Water	Slab
Sewage system		
Septic tank		
Private sewer		

## Remarks

A superbly positioned condo, with water views from balcony.

End unit townhouse style condo with entry from the second floor, with gorgeous sea views from balcony. Ample natural light from side windows in living area and bedrooms.

Open plan kitchen, with plenty of scope to modernize or just move straight in and take your time. AC just serviced and freshly painted throughout.

Complex looks fresh and updated, and has its own beach cove and green grass lawn. You are buying into just over 2 acres of freehold, real estate with 200 ft water frontage.

There are no restrictions on rentals. You may Airbnb or long term let. On a comparable unit within Grapetree the average nightly rate minus Tourist Tax and cleaning fee is US\$ 326, rising to US\$ 600 in high season. 2023 gross income for comparable unit was US\$ 108,000.

Located close to World Gym, Body Works, Thai Orchid and the shops and restaurants of Queens Court and & Mile Shops. Make contact for your private viewing TODAY.

## **Directions**

Located on Snooze Lane, close to World Gym on the South end of SMB