



**CENTURY 21**  
Thompson Realty  
Cayman Islands  
**Amber Yates**  
Sales Agent/Consultant

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

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

# GRAPETREE UNITS 6 AND 14 WITH INCREDIBLE SEA VIEWS, SMB

**CIREBA# 416908**

Seven Mile Beach (Grand Cayman) 📍 Cayman Islands

**MLS# 1153665**

Condos/Apartments

**1,960,000**



**CIREBA#:** 416908

**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>

**Year Built:** 1981

**Land Zoning:** Residential

**Class:** Residential

## Features and Amenities

### Outdoor Features

Beach

### Appliances

Electric Stove  
Refrigerator  
Dishwasher  
Microwave

### Furnished

Partly Furnished

### Air Conditioning

Central A/C

### Laundry

Washer/Dryer in Unit

### Yard / Landscaping

Fenced Yard  
Landscaped

### Patio - Deck - Porch

Patio

### Near By

School(s)

### Swimming Pool

On-Site Pool

### Gym/Fitness Center

On-Site Tennis

### Television

Cable

### Building - Framing

Concrete Blocks

### Water Supply

City Water

### Building - Foundation

Slab

### Sewage system

Septic tank

## Remarks

An incredible opportunity to own two units at this delightful complex, located on Snooze Lane on the South

end of SMB.

End unit townhouse style condos 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 kitchens, with plenty of scope to modernise or just move straight in and take your time. AC just serviced and freshly painted throughout.

Complex looks devine and has its own beach cove and green lawns. There are no restrictions on rentals.

You are able to Airbnb or long term let. 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.

Don't miss this these two!

### Directions

Located on Snooze Lane, behind Queens Court