



**REGAL REALTY**  
CAYMAN

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## THE SANDS - RESIDENCE 2

Seven Mile Beach, Seven Mile Beach, Cayman Islands

MLS# 416855

**US\$3,600,000**





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Welcome to The Sands! This Modern Luxurious, Ultra-Exclusive oceanfront development is located on iconic Boggy Sands Road with exceptional views and full access to the world famous Seven Mile Beach. A unique collection of 6 private residences, this 4-bedroom 4.5 bathroom unit is expansive with 3,046 sq. ft. of ample living space. Two residences per floor give you peaceful enjoyment allowing you to indulge in the tranquil ocean views. The ocean front terraces are 30 ft., spacious and wide allowing owners to utilise this space to enjoy incredible sunsets, evening candle lit entertainment, or private relaxation during the day. Oversized sliding glass doors connect the inside and outside spaces seamlessly enhancing incredible and inspiring views from the Primary Bedroom and Great Room creating incredible natural light that fills the majority of the space. The Award Winning team at Design Studio Cayman have been hand selected by the developer to deliver exceptionally high-end fixtures and furnishings including, custom cabinetry, an attractive wine wall and an expansive Chef's Kitchen with top-of-the-line appliances and Stone Countertops. Stylish furniture packages are also available through Design Studio for a hassle-free purchase experience. The amenities at The Sands are overwhelmingly generous, considering the complex only has 6 Residences and can match anything on Seven Mile Beach. The exclusive rooftop terrace spans over 6,000 sq. ft. and features personal 150 sq. ft. Private Cabanas for each Residence. A place of solitude to relax, or enjoy a fun afternoon by the large 12' x 30' rooftop pool with family and friends. For those that like to stay in shape, an 800 sq. ft. World Class Gym. The rooftop resort style amenities are endless. Each unit comes with a 10' x 10' Air-Conditioned storage unit and 2 private covered and gated parking spots. Grab a book, lotion, your favourite beverage and relax at the secluded oceanfront terrace positioned on Seven Mile Beach. The terrace will feature a private relaxation area, plus private dedicated gated beach access for owners' use only. The Sands will also accomodate short term rentals at the owners discretion. A tremendous advantage having a large Grocery Store, Bank and Caymans best culinary attractions at your door step. Looking for a sensational home? You've found it at The Sands Grand Cayman.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>416855</b>	<b>Condominium</b>

## Key Details

Bed	Bath	Block & Parcel	Year Built	Old Price
<b>4</b>	<b>4.5</b>	<b>5B,151H2</b>	<b>2024</b>	<b>0.00</b>

Sqft  
**3046**

## Additional Fields

Block  
**5B**

Parcel  
**151H2**

Views  
**Water View**

Foundation  
**Pier**

Garage  
**2**

Floor Level  
**1**

Sea Frontage  
**70**

## Property Features

Pool  
**Yes**