



**REGAL REALTY**  
CAYMAN

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## FANTASTIC FIRST TIME BUY IN WEST BAY!

W Bay North West, West Bay & Governor's Harbour, Cayman Islands

MLS# 417712

**CI\$378,000**





**Michael Day**  
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Have you heard about the new Stamp Duty incentives for Caymanians? Discover this fantastic 1-bedroom, 1-bathroom apartment featuring an additional 15 x 10ft mezzanine. Nestled in the developing Andreson Road, West Bay area of Grand Cayman, this property offers the ultimate blend of comfort, convenience, and enchantment. Property Highlights: Prime Location: Experience the beauty of Grand Cayman right at your doorstep, with the Caribbean Sea just a stone's throw away and local restaurants and bar. The upstairs office provides a flexible space for a home office, guest room, or additional relaxation area. Additional Features: Enjoy maximum efficiency and cooling upstairs and downstairs in your home with two split A/C units. The kitchen features elegant granite countertops for a touch of luxury and stainless steel appliances. The property exudes a cottagey vibe with vaulted ceilings for added character. Just steps away from Ocean Pointe Beach Access, perfect for ocean gazers and sunsets. Relax and soak up the sun or a quick workout on the wooden deck located at the rear of the property. Recently Renovated: This property is move-in ready for your convenience. Whether you're a first-time buyer, looking for a rental investment, this property offers the perfect blend of style, functionality, and enchantment. Contact us today to arrange a viewing and make your dream of island living a reality.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>417712</b>	<b>Semi-detached/duplex/triplex</b>

## Key Details

Bed	Bath	Block & Parcel	Year Built	Old Price
<b>1</b>	<b>1</b>	<b>4B,506H5</b>	<b>2011</b>	<b>0.00</b>
Sqft				
<b>710</b>				

## Additional Fields

Block	Parcel	Views	Foundation
<b>4B</b>	<b>506H5</b>	<b>Garden View</b>	<b>Slab</b>
Furnished	Floor Level		
<b>Partially</b>	<b>1</b>		

## Property Features

Den  
**Yes**