



**REGAL REALTY**  
CAYMAN

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## CAYMAN SANDS VILLAGE TOWNHOUSE 14, SEVEN MILE BEACH

Seven Mile Beach, Seven Mile Beach, Cayman Islands

MLS# 418755

**US\$1,795,000**





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Nestled in the heart of Seven Mile Beach, Cayman Sands 14 offers an unbeatable blend of charm, convenience, and modern living. Fondly known as 'The Smurf Huts,' this boutique development is a short stroll to the vibrant Camana Bay, a mere 1 minute walk to the beach, and an 8 minute commute to George Town. Thoughtfully upgraded over the years, this three-bedroom townhouse is deceptively spacious, offering a well-designed layout across two levels. As you arrive via the remote-controlled gates behind Locale, the newly installed front door makes an impressive first impression, welcoming you into a bright and airy entrance hall. The unique configuration of the ground floor creates a seamless open-plan flow, perfectly balancing the living area and a custom-crafted kitchen. Walnut cabinetry, stainless steel appliances, and quartz countertops elevate the kitchen's aesthetic while ensuring functionality. The primary and guest bedrooms are also located on this level, each boasting en suite bathrooms for privacy and convenience. A practical first utility is tucked away, and the rear patio provides tremendous potential for expansion, as seen in neighboring homes. Ascend the striking custom walnut staircase to the second floor, where a beautifully lit third bedroom awaits. Spanning the entire top level, this flexible space is filled with soft natural light, incorporates clever storage solutions, and even features a second laundry room for added ease. Cayman Sands was designed with sustainability and durability in mind. Elevated at 8 feet above sea level and constructed from cast concrete, these homes are built to withstand even the strongest hurricanes. Impact-rated doors and windows add an extra layer of security, while rainwater harvesting and cistern storage keep utility costs remarkably low. The property also benefits from some of the most affordable strata fees per square foot on Seven Mile Beach. Close to everything yet far from ordinary, Cayman Sands 14 presents a rare opportunity to own a truly special slice of Seven Mile Beach.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Reduced</b>	<b>418755</b>	<b>Condominium</b>

## Key Details

Bed	Bath	Block & Parcel	Year Built	Old Price
<b>3</b>	<b>3</b>	<b>12E,27H13</b>	<b>1979</b>	<b>0.00</b>
Sqft				
<b>2290</b>				

## Additional Fields

Block  
**12E**

Parcel  
**27H13**

Views  
**Garden View**

Foundation  
**Slab**

Floor Level  
**1**

Sea Frontage  
**185**

## **Property Features**

Furnished  
**Yes**