



256 Crighton Building, Crewe Rd, PO BOX 1977,
Grand Cayman, KY1-1104, Cayman Islands
Phone: +1 (345) 949-7099
Fax: +1 (345) 949-6819
Email: info@cireba.com

Grapetree Beach Views On Smb

Seven Mile Beach, Grand Cayman

MLS# 416907

US\$970,000





AMBER YATES
 345-623-2100
 amber@c21cayman.com

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 modernise 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.

Essential Information

Type Residential	Status Pen/Con	MLS# 416907	Listing Type Condominiums
----------------------------	--------------------------	-----------------------	-------------------------------------

Key Details

Bed 2	Bath 2
-----------------	------------------

View
Beach View, Pool View

Year Built 1981	Sq.Ft. 1,228	Pets Allowed: No
---------------------------	------------------------	----------------------------

Additional Feature

Den No	Floor Level 2	Furnished Partially
------------------	-------------------------	-------------------------------

Property Feature

Yes Fenced Yard	Yes Pool
---------------------------	--------------------