



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

Britannia Lions Court- 2nd Floor Villa

Seven Mile Corridor, Grand Cayman

MLS# 418320

US\$950,000





HEATHER CARRIGAN
 345-623-1234
 heather.carrigan@sothebysrealty.ky

Proposed We did originally have highlighting where the changes were but it was very time-consuming and so we're just showing everything in the same font This stunning 2-bedroom, 2-bathroom second-floor villa is located in Britannia's Lions Court, along the Seven Mile Beach corridor on Grand Cayman. The thoughtfully upgraded villa offers modern living with a prime location just a short walk to the world-renowned Seven Mile Beach; and also, Camana Bay, less than ¼ mile away, connected by a concrete footpath to Britannia, provides all the amenities for work and recreation: shops, restaurants, and Fosters - Cayman's newest grocery store. The location is perfect for those seeking a combination of comfort and convenience. This villa stands out with its tasteful upgrades and energy efficient features and is ready for you to make your own. Step inside to discover an open and airy layout: the efficient kitchen boasts modern eco and energy efficient appliances, including a Fisher & Paykel induction cooktop – enabling rapid heating with minimal ambient heat; a whisper quiet Bosch dishwasher, KitchenAid microwave and convection oven, making this the perfect space for cooking or entertaining. The open plan provides plentiful space for relaxing in the dining or lounge area. Each bedroom is generously sized, the master features a substantial walk-in closet, and an ensuite with a spa-like bath and separate shower. The elevated screened patio offers a serene outlook of green space, with an abundance of mature palms, enhancing the tranquillity of the home. Electricity costs in this villa are extremely low based on the current owners' usage, thanks to the upgraded PGT Winguard windows throughout – providing heat insulation, sound reduction, and energy savings. Add in the newly installed air handling unit, Ecobee smart thermostat, and energy-efficient appliances, this villa remains cool and comfortable year-round, all while saving on energy costs. Residents also enjoy a wonderful oversized pool, jacuzzi and BBQ area as well as ample parking right out front. Britannia offers an unbeatable location close to everything, whether you are looking for a permanent residence or an investment property in the Cayman Islands this villa will not disappoint.

Essential Information

Type	Status	MLS#	Listing Type
Residential	Current	418320	Condominiums

Key Details

Bed	Bath
2	2

View
Garden View

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.

Year Built
1987

Sq.Ft.
1,696

Pets Allowed:
Yes

Additional Feature

Den
No

Floor Level
2

Furnished
Yes