



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

### 3 Sandpiper Villas Modern Villa In The Shores 4-bed/4.5 Bath

West Bay, Grand Cayman

MLS# 418776

**CI\$1,943,000**





**ZANE KUTTNER**  
zane.kuttner@remax.ky



**CHER KUTTNER**  
cher.kuttner@remax.ky

Introducing **Sandpiper Villas**, an exclusive new development within **The Shores**, a private gated community offering **24/7 security** and access to premium amenities. Thoughtfully designed for modern island living, Sandpiper Villas delivers privacy, quality craftsmanship, and energy-efficient features in a well-planned setting.

#### **Property Overview**

Phases 1 and 2 of Sandpiper Villas each feature **two duplexes**, providing a total of **four spacious villas per phase**. Features of Villa 3:

#### **4 bedrooms | 4.5 bathrooms over 3,988 sq ft**

- Private pool (21 ft. x 10 ft.)
- Spacious deck area & covered outdoor BBQ area
- Private fenced-in yard for enhanced privacy and security
- Landscaped gardens with natural grass, synthetic turf, and gravel
- Single-car garage & driveway parking for 3 cars
- Ceiling height: 10 ft., creating an open, airy atmosphere with loads of volume
- Hurricane-rated, low-E windows and external doors for safety and energy efficiency
- Solar provisions in place

#### **Community & Location**

Surrounded by **designated Land for Public Purposes (LPP) areas** and adjacent to a **peaceful wildlife sanctuary**, Sandpiper Villas offers **lake views** and a connection to nature. Residents can enjoy:

- Access to pickleball and tennis courts
- Landscaped walking and cycling paths within The Shores
- Nearby attractions, including Barkers National Park, Seven Mile Beach, and Camana Bay
- Optional boat parking and storage (subject to availability)
- Pet-friendly community

#### **Sustainable & Energy-Efficient Features**

Sandpiper Villas is designed with sustainability in mind, incorporating:

- Energy-efficient appliances
- Propane appliances & linear AC grills for energy savings
- Provisions for EV charging outlet in each garage
- French drain system (Phase 1) for effective water management

#### **Construction Timeline**

- Breaking ground: Around March this year
- Estimated completion: Q3 next year

#### **Limited-Time Incentive for Early Buyers (25% of the development is already reserved!)**

Sandpiper Villas is offering an exclusive **stamp duty rebate** for early purchasers of the first four units only:

- **25% stamp duty rebate** for the **first four buyers of any unit** and an **additional 25% stamp duty rebate** for buyers who opt for the **payment plan** (contact us for details).

This is a **limited-time opportunity** to secure a premium villa with significant savings. Reach out today to learn more and take advantage of this offer.

For more details or to schedule a private tour, **contact our team today**.

**Disclaimer: Images show a similar duplex previously built by the same developer, digitally modified to illustrate Sandpiper Villas. Some images of this property have been virtually staged to showcase potential design and furnishing possibilities. Changes may occur to ensure quality.**

## Essential Information

Type <b>Residential</b>	Status <b>Current</b>	MLS# <b>418776</b>	Listing Type <b>Condominiums</b>
----------------------------	--------------------------	-----------------------	-------------------------------------

## Key Details

Bed <b>4</b>	Bath <b>4.5</b>
-----------------	--------------------

View  
**Garden View, Pool View**

Year Built <b>2026</b>	Sq.Ft. <b>3,988</b>	Pets Allowed: <b>Yes</b>
---------------------------	------------------------	-----------------------------

## Additional Feature

Den <b>No</b>	Floor Level <b>1</b>	Furnished <b>No</b>
------------------	-------------------------	------------------------

## Property Feature

Yes <b>Fenced Yard</b>	Yes <b>Pool</b>
---------------------------	--------------------