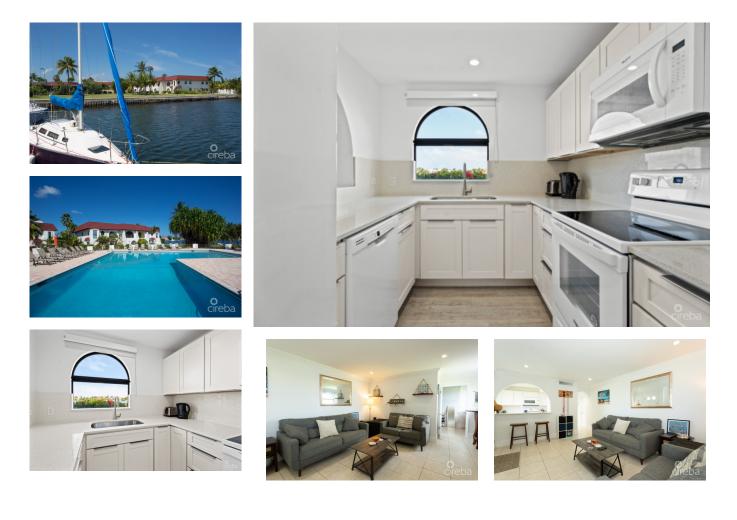


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Lime Tree Bay One Bedroom Waterfront View - Rarely Available

Seven Mile Corridor, Grand Cayman MLS# 418830

CI\$495,000



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.



CAROLINE THORBURN 345 623-1234 caroline.thorburn@sothebysrealty.ky

Discover a rare opportunity to own a stunning, renovated onebedroom condo in the highly sought-after Lime Tree Bay community. Perfectly positioned within the complex, this canalfront unit, in a quiet location away from the main road, offers breathtaking views of Mitchell's Creek and is just a 5-minute walk to Governor's Beach. Prime Features & Upgrades: • Recently renovated with a modern kitchen featuring guartz countertops, an upgraded bathroom, and LVT flooring throughout by Stafford flooring. • Comes fully furnished and includes hurricane shutters on all openings for peace of mind. • Brand new roof on all buildings and an excellent strata team maintaining the property. Resort-Style Amenities: • 5.5 acres of lush landscaping in a peaceful, well-maintained setting. • Large swimming pool, two tennis courts, on-site gym, clubhouse, and private docks. • Petfriendly community-perfect for furry companions! Strata Fees & Investment Potential: CI\$488.57 pm • Strata fees include insurance, fiber internet, quarterly AC servicing, pest control, garbage and sewage fees, and professional property management by BCQS. (Only electricity and water are extra.) • Ideal for both homeowners and investors—live in or rent out! Currently rented long-term but available vacant. Current rent CI\$3,000 pm excl CUC and water. • Fantastic investment opportunity with the added bonus of no stamp duty for First-Time Caymanian buyers in this area. Enjoy unforgettable sunrises, tranguil waterfront living, and the convenience of Seven Mile Beach Corridor. This unit is priced to sell-don't miss out! New Photos coming. Showings by appointment only. Agent owned

Essential Information

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No

Type Residential	Status New	MLS# 418830	Listing Type Condominiums
Key Details			
Bed 1	Bath 1		
View Canal Front			
Year Built 1978	Sq.Ft. 432	Pets Allowed: Yes	
Additional Feature			
Den	Floor Level	Furnished	

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Yes

Property Feature

Yes Yes Fenced Yard Pool

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