



**CENTURY 21**  
Thompson Realty  
Cayman Islands

**Amber Yates**  
Sales Agent/Consultant

Office: (345) 949-2100  
Office Fax: (345) 949-0610  
amber@c21cayman.com  
https://century21cayman.com

CENTURY 21 Thompson Realty Ltd., Grand Pavilion Commercial Centre, 802 West Bay Road, Grand Cayman, Cayman Islands KY1-1201

## GRAPETREE BEACH VIEWS ON SMB

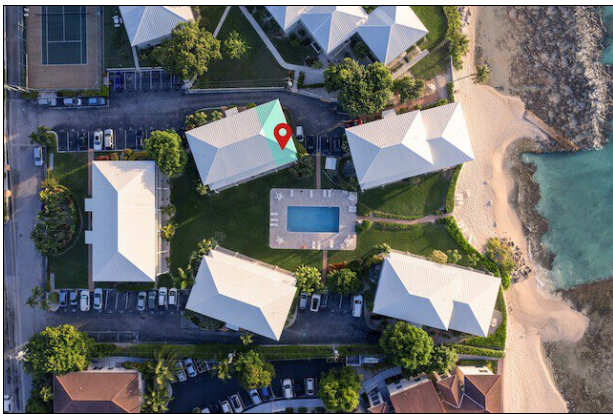
**CIREBA# 416907**

Seven Mile Beach (Grand Cayman) 📍 Cayman Islands

**MLS# 1153662**

Condos/Apartments

**970,000**



**CIREBA#:** 416907

**District/Area:** Seven Mile Beach (Grand Cayman)

**Region/Country:** Cayman Islands

**Available:** At Closing

**Prop.Type:** Condos/Apartments

**Prop.View:** Beach View

**Beds:** 2

**Baths:** 2.0

**Living Space:** 1,228 ft<sup>2</sup>

**Building Type:** Attached

**Year Built:** 1981

**Land Zoning:** Residential

**Class:** Residential

### Features and Amenities

**Appliances**

Electric Stove  
Refrigerator  
Dishwasher  
Microwave

**Furnished**

Partly Furnished

**Air Conditioning**

Central A/C

**Laundry**

Washer/Dryer in Unit

**Yard / Landscaping**

Fenced Yard  
Landscaped

**Patio - Deck - Porch**

Patio

**Near By**

School(s)

**Swimming Pool**

On-Site Pool

**Gym/Fitness Center**

On-Site Tennis

**Building - Framing**

Concrete Blocks

**Water Supply**

City Water

**Building - Foundation**

Slab

**Sewage system**

Septic tank  
Private sewer

### Remarks

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 modernize 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.

### Directions

Located on Snooze Lane, close to World Gym on the South end of SMB