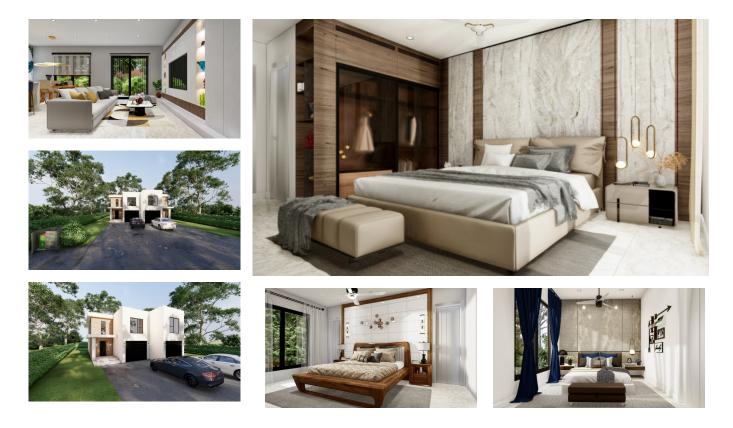


Amara - Brand New Duplex Boreal Street | Unit 1&2

W Bay North West, West Bay & Governor's Harbour, Cayman Islands $\mathsf{MLS\#}\colon416226$

CI\$1,500,000





Marco Mastrogiovanni marco@irg.ky

developer team is proud to present this stunning, well-appointed Duplex, placed in a key location only minutes from Seven Mile Beach. Comprising 3 bedrooms and 3.5 bathrooms over 2000 sq ft on each side, these homes have been designed with the highest attention to detail and guality, while maximizing living space and convenience on both floors. Entering through the covered porch and hallway, the home opens into a beautiful open-plan living space. The custom kitchen includes everything the heart might desire, from a stylish island to smooth-finished cabinets and high-quality appliances. AMARA's living area boasts an impressive media wall, finished with wood panels and cabinetry for extra storage space. While all of the upstairs bedrooms feature en-suite bathrooms, the expansive Master Suite presents itself with a free-standing tub, walk-in shower, double sinks, and is completed by a large his & hers walk-in closet. Featured accent, stone walls in all bedrooms add a luxurious touch to this exquisite home. AMARA also offers a private garden, complete with a decked patio, allowing for lots of personalization in the outdoors. With two parking spots plus a fully tiled garage each, there is plenty of space for your vehicles. The building features a reinforced steel and concrete construction, thermally insulated exterior walls, acousticallyinsulated interior walls, floors and ceilings, 6x6 ft hurricane

Welcome to AMARA! Following the success of ARZA and SAJE, the

impact-rated windows, and 9 ft ceilings. Nestled within a lovely, tranquil neighborhood, this home offers convenient access to the main hubs of Grand Cayman. The project has received Planning Approval, and construction will commence in Q3 2023 with completion in Q3 2024 AMARA seamlessly blends functionality, beauty, and sophistication. Reach out today for detailed information and to explore this unique opportunity!

Essential Information

Type	Status	MLS	Listing Type			
Residential (For Sale)	Withdrawn	416226	Homes			
Key Details						
Bed	Bath	Block & Parcel	Year Built			
6	7	4C,654UNIT1&2	2025			
Additional Fields						
Views	Foundation	Garage	Stories/Condo			
Garden View	Slab	1	2			
Floor Level	Construction	Class	Land Certificate			
1	Steel	Pre-Construction	Not Issued			
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Possession	Air Conditioning	Porch	How Shown			
At Completion	MULTI-ZONE	Unscreened	Drive by			
Property Features						

City water	Septic	Fence	Washer/Dryer
Yes	Yes	Yes	Yes
Kitchen	Dining Area	Breakfast	Living Room
Yes	Yes	Yes	Yes
Refrigerator	Dishwasher	Disposal	Microwave
Yes	Yes	Yes	Yes