

## BAHIA 12 - 3 BED 3.5 BATH W FAMILY ROOM / BEDROOM

South Sound, South Sound, Cayman Islands

MLS#: 419587

**CI\$1,400,000**



Stunning 3-Bedroom + Family Room Residence at Bahia, Grand Cayman Discover unmatched island living in this spacious 3-bedroom, 3.5-bathroom residence with a large extra family room that can serve as an additional bedroom, office, or media space, located in the prestigious gated community of Bahia in South Sound, Grand Cayman. Spanning an impressive 2,750 sq. ft., this property combines contemporary luxury with the finest construction standards on the island. This residence comes with a \$50,000 upgraded furniture package, a fully upgraded modern kitchen, a custom-built living room wall unit, custom window treatments, and two custom closets, making it move-in ready with thoughtful details throughout. Property Highlights: • 3 bedrooms + large family room/optional 4th bedroom • 3.5 bathrooms with premium KOHLER and Delta fixtures • Upgraded European-style kitchen with Bosch appliances, 36” cook-top, wall-mounted oven & microwave combo, and French-door fridge/freezer • Italian porcelain tile flooring throughout • Custom closets and built-ins providing enhanced storage and functionality • Induplan insulated impact windows with Low-E glass (no hurricane shutters required) • ICF (Insulating Concrete Form) construction with steel-reinforced poured concrete walls – the strongest hurricane protection in the Cayman Islands and R-30 insulation rating for energy efficiency • Multi-zone Lennox A/C with NEST thermostat • Smart-wired with Cat 6 cables, Vera Home Control System, Ring security, and video entry system Community Amenities: Bahia offers an unrivalled suite of resort-style amenities in a secure, gated environment: • Olympic-sized training pool + 175’ resort-style pool w cabanas • Fully equipped gym, yoga room, and dance studio • Clubhouse and function room with full kitchen • Outdoor gym, yoga retreat space, and children’s park • Doubles tennis court • Professionally designed landscaping and on-site property manager • Low strata fees and an advanced three-point security system Located in the sought-after South Sound neighbourhood, Bahia offers easy access to George Town, top-rated schools, and pristine beaches, all while being just steps away from the ocean – making it ideal for families, professionals, and investors alike. This luxurious Bahia residence offers the strength, efficiency, and design excellence of ICF construction paired with bespoke interior upgrades—a rare opportunity in one of Grand Cayman’s most desirable communities.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	New	419587	Condos

Key Details

Bed	Bath	Block & Parcel	Year Built
4	3.5	21C,163H12	2024

Additional Fields

Views	Foundation	Floor Level
Garden View	Slab	1

Property Features

Pool	Furnished
Yes	Yes