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# AURA PENTHOUSE #404

Prospect, Grand Harbour, Red Bay & Prospect, Cayman Islands

MLS#: 420441

## CI$1,258,000













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AURA Penthouse 404, Ocean-View Penthouse, Never Occupied Experience elevated coastal living in this pristine, never-occupied fourth-floor penthouse at AURA, positioned on the eastern edge of South Sound's waterfront corridor. This three-bedroom, three-and-a-half-bath residence offers approximately 2,020 sq ft of thoughtfully planned interior space with sweeping views of the turquoise Caribbean Sea and the resort-style pool below. The open-plan living and dining area is bright and airy, featuring soaring ceilings and oversized patio doors that create a seamless indoor–outdoor flow onto a spacious covered terrace, an ideal setting for morning coffee or evening cocktails while taking in ocean vistas. The spacious primary suite includes a walk-in closet, a generous ensuite and a private balcony facing the sea. Two additional bedrooms each enjoy private ensuites, and the residence is completed by a guest powder room and a large walk-in laundry with plentiful storage. A gourmet chef's kitchen anchors the home and is designed for effortless entertaining, while neutral, contemporary finishes throughout deliver a clean, welcoming aesthetic. The building was constructed with energy-smart systems and efficient building methods to reduce utility costs and enhance comfort. AURA's resort-style amenities are designed around true waterfront enjoyment: landscaped oceanfront decks with sun and shaded lounging areas, a 60-foot circular pool plus a dedicated lap pool, and direct ocean access for kayaking, paddleboarding or an early-morning swim. Additional conveniences include a fully equipped gym, elevator access, electric vehicle charging stations and secure storage for water sports gear. Sustainable features such as solar panels, geothermal cooling, insulated concrete form (ICF) construction, LED lighting and energy-efficient appliances further underscore the development's modern, environmentally conscious design. Located in South Sound, Penthouse 404 offers privacy and tranquility while remaining minutes from George Town, the airport, Harbour Walk, Seven Mile Beach and the Eastern Districts, providing effortless island-wide access. This is a rare opportunity to own a never-lived-in ocean-view residence in one of the Cayman Islands' most contemporary and sustainable waterfront developments. Contact us to arrange a private viewing and experience AURA living firsthand. PRICED TO SELL! ONLY KYD$1,258,000!

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## Essential Information

| Type | Status | MLS | Listing Type |
|---|---|---|---|
| **Residential (For Sale)** | **Reduced** | **420441** | **Condos** |

## Key Details

| Bed | Bath | Block & Parcel | Year Built |
|---|---|---|---|
| **3** | **3** | **23B,114V1H34** | **2023** |

## Additional Fields

| Views | Foundation | Floor Level | Sea Frontage |
|---|---|---|---|
| **Ocean View, Ocean Front** | **Slab** | **4** | **300** |

## Property Features

| Pool | Furnished |
|---|---|
| **Yes** | **Yes** |

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