

## INCOME-PRODUCING RESIDENTIAL PORTFOLIO --4 STUDIOS IN WEST BAY

W Bay North West, West Bay & Governor's Harbour, Cayman Islands

MLS#: 420590

**CI\$1,196,000**



Morganville West Apartments present a compelling residential investment opportunity in West Bay—one of Grand Cayman’s newest communities and well-connected rental markets, with consistent demand from both residents and workforce tenants. This offering comprises a portfolio of four (4) studio apartments, competitively priced and positioned within a segment of the market where new-build supply remains limited, supporting both rental stability and long-term capital appreciation. The units are designed with a focus on operational efficiency and broad tenant appeal, featuring: > Solar panel integration, reducing utility costs and enhancing net returns > Wheelchair-friendly and accessible layouts, expanding the tenant pool and supporting longer tenancy durations > Functional, low-maintenance interiors suited to high-occupancy use The property benefits from flexible income strategies, allowing for: > Stable long-term residential leasing > Short-term rental potential, including Airbnb-style nightly accommodations (subject to owner management and regulatory considerations) This dual-use capability provides optionality for investors to optimize yield based on market conditions. The development includes: > Swimming pool amenities > Ample on-site parking > A practical, low-maintenance design, supporting efficient ownership and management From an investment perspective, the asset is underpinned by: > Strong rental demand in West Bay > Entry pricing within an undersupplied segment of the market > Cost-efficient operations driven by sustainability features Morganville West Apartments are well suited for investors seeking to expand a residential income portfolio or acquire a high-yield entry asset with both income stability and upside through active management.

**\*\*Leases in place so 48 hour notice is required\*\***

### Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>New</b>	<b>420590</b>	<b>Condos</b>

### Key Details

Bed	Bath	Block & Parcel	Year Built
<b>4</b>	<b>4</b>	<b>4B,281H17,H20,H21,H26</b>	<b>2025</b>

Acreage  
**1.2660**

## **Additional Fields**

Lot Size  
**1.27**

Views  
**Garden View**

Foundation  
**Slab**

## **Property Features**

Pool  
**Yes**

Furnished  
**Yes**