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ROSETT CLOSE DUPLEX BOTH FLOORS

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

MLS#: 420835

CI$1,600,000













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BOTH FLOORS (Full Duplex Package) For the $1,600,000.00 Headline: New ICF Duplex • R 60 Hurricane Resilient Build • 4,535 sq ft • 6 Beds • 8 Baths • Turnkey Luxury Description: A rare opportunity to own a full ICF constructed duplex engineered to withstand major hurricanes and deliver exceptional long term energy efficiency. This 4,535 sq ft property features 6 bedrooms, 6 full bathrooms, 2 half baths, and premium finishes throughout both units. Built with 6" ICF exterior walls (approx. R 60), Miami Dade impact windows, and a standing seam metal roof, this is one of the most resilient and efficient duplexes available in West Bay. Each unit includes a full KitchenAid appliance package, quartz countertops, custom wood cabinetry, walk in closets, and ensuite bathrooms for every bedroom. The upper unit features 14' cathedral ceilings, while the lower unit offers oversized patios with LPG BBQ connections. Perfect for investors seeking strong rental yields or owners wanting a high quality, low maintenance property. Key Features: • 6" ICF exterior walls (approx. R 60 thermal value) • Miami Dade impact windows • Standing seam metal roof • Full LPG system (cooktop, water heater, dryer, BBQ) • Quartz countertops + custom cabinetry • KitchenAid appliance package • Ensuite bathrooms + walk in closets • 14' cathedral ceilings (upper unit) • Oversized patios (lower unit) • High efficiency AC • Fully landscaped + fenced • Brick paver driveway • Assigned parking (4 total) LOCATION ADVANTAGES • Minutes to Esterley Tibbetts Highway • Quick access to Seven Mile Beach corridor • Close to schools, groceries, and restaurants • Quiet residential street • Strong long term tenant demand Investment Highlights: • Long term rent per unit: CI$3,500–4,500/mo • Short term rent: CI$250–350/night • Projected yield: 6.5–8.5% • Low maintenance due to ICF + metal roof + LPG

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**420835**	**Homes**

Key Details

Bed	Bath	Block & Parcel	Year Built
6	**7**	**4D,411H1,H2**	**2026**

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Acreage
0.2300

Additional Fields

Lot Size
0.23

Views
Garden View

Foundation
Slab

Zoning
Medium Density Residential

Furnished
Partially

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