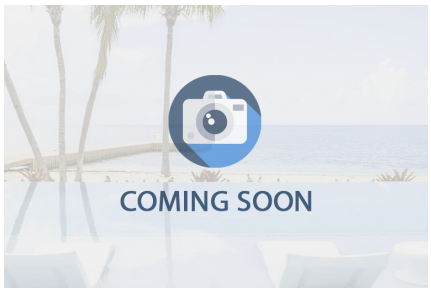
Buckingham Square, 720 West Bay Road, Cayman Islands
+1 345 623 1111
info@irg.ky
www.irgcayman.com

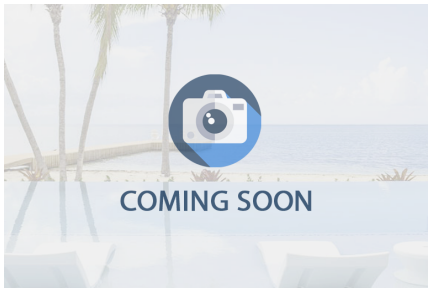
CAYMAN REEF RESORT 1-BED | PRIME SEVEN MILE BEACH & REDEVELOPMENT POTENTIAL

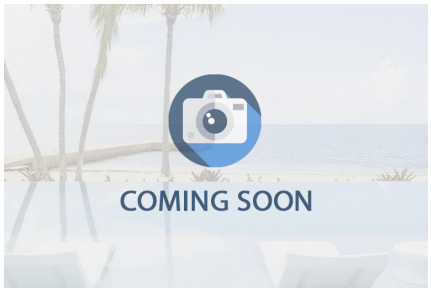
Seven Mile Beach, Seven Mile Beach, Cayman Islands

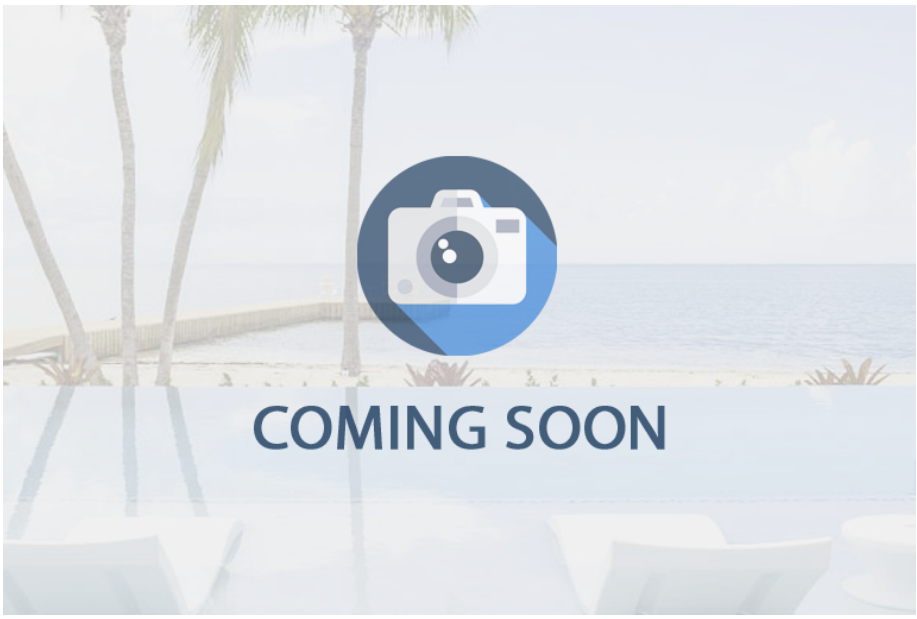
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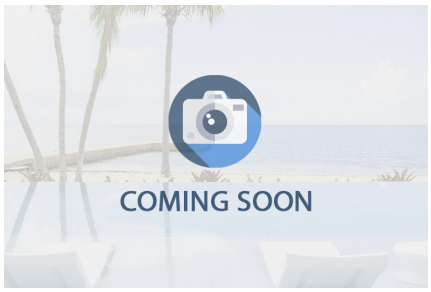
US$1,599,000

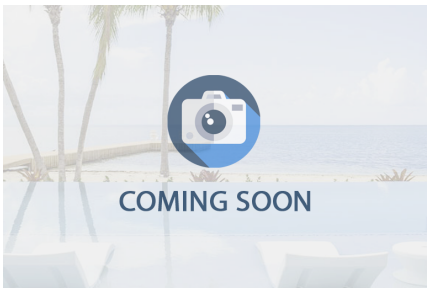












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Marco Mastrogiovanni
marco@irg.ky

An exceptional opportunity to secure your own piece of Seven Mile Beach, combining the pleasures of beachfront living, an established and successful vacation rental operation, and the exciting prospect of future redevelopment. Perfectly situated along one of Cayman's most celebrated stretches of coastline, this charming one-bedroom residence at Cayman Reef Resort offers a rare combination of location, lifestyle and future potential. Adding another exciting dimension to this offering is the prospect of a future redevelopment of Cayman Reef Resort into a prestigious luxury residential community. Discussions are currently taking place among the strata ownership regarding the possible transformation of this prime beachfront property. While any redevelopment remains subject to further agreement, planning and the necessary approvals, the opportunity to acquire an interest in such a coveted Seven Mile Beach location at this stage is particularly compelling. In the meantime, there is so much to love about this delightful ground-floor residence. Offering 754 sq. ft. of bright, spacious and open-plan living, this fully equipped condominium is designed for effortless island enjoyment. A private patio overlooks the beautifully landscaped tropical gardens and offers views towards the sparkling Caribbean Sea. Step outside and find yourself just moments from the inviting swimming pool and the powder-white sands of Seven Mile Beach. Morning swims, lazy beach days, strolls to nearby beach bars and spectacular Caribbean sunsets become part of everyday life. Few locations on Seven Mile Beach offer such an exceptional balance of beachfront tranquility and everyday convenience. A pedestrian footbridge connects Cayman Reef directly to Camana Bay, the island's thriving lifestyle and commercial hub, with its exceptional selection of restaurants, boutiques, cafés, entertainment and everyday conveniences, including Cayman International School. Along West Bay Road, some of Cayman's finest dining establishments, popular beach bars and shopping destinations are also within easy walking distance, while George Town and Owen Roberts International Airport are just a short drive away. Cayman Reef Resort itself offers beautifully maintained tropical grounds, a generous swimming pool, tennis court and direct access to one of the world's most admired beaches. An on-site strata office provides additional convenience for owners. For those with an investment focus, this unit also benefits from an established short-term rental operation, offering an attractive opportunity to generate income while enjoying ownership in this remarkable location. As an added benefit, the vendor is willing to continue managing the vacation rentals for the new owner, should they wish to maintain the existing arrangement and powerful marketing. A beautiful beachfront escape to enjoy today, with the added excitement of what tomorrow may bring. Reach out today for further information and to schedule your private viewing.

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Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**New**	**421483**	**Condos**

Key Details

Bed	Bath	Block & Parcel	Year Built
1	**1**	**12E,53H1**	**1982**

Additional Fields

Views	Foundation	Stories/Condo	Floor Level
Ocean View	**Slab**	**1**	**1**
Occupant	Construction	Class	Land Certificate
Short Term	**Block**	**Existing**	**Issued**
Possession	Sea Frontage	Air Conditioning	How Shown
At Closing	**200**	**Central**	**By Appointment/List**

Property Features

City water	Pool	Tennis Courts	Washer/Dryer
Yes	**Yes**	**Yes**	**Yes**
Kitchen	Dining Area	Living Room	Refrigerator
Yes	**Yes**	**Yes**	**Yes**
Dishwasher	Microwave	Furnished	
Yes	**Yes**	**Yes**	

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