

## MORGANVILLE WEST GROUND FLOOR STUDIO

**MLS# 416997**

**CI\$269,000**

*W Bay North West, Grand Cayman, Cayman Islands*

### Property Features

Location: **W Bay North West**

Status: **Current**

Type: **Residential, Condominium (For Sale)**

Beds: **1**

Bath: **1**

Square Feet: **430**

Year Built: **2024**

Block: **4B**

Parcel: **281H20**

Area: **10**

### Real Estates Main Features

Floor Level: **1**

Furnished: **Yes**

Pool: **Yes**

Views: **Garden View**

### Description

Don't miss out on this fantastic opportunity to own at Morganville West, due to complete in quarter one of 2024. These apartments have been built to meet ADA standards allowing for proper disabled access throughout, including 8 disabled parking bays on site; plus 2 additional spaces assigned to each unit.

The complex itself comprises of just 32 units over 4 blocks of 8, ensuring the property doesn't feel overcrowded. On site amenities include a pool, deck and clubhouse including male and female bathrooms; as well as a gym, exterior bicycle storage and spigots for rinsing watersports equipment. There will also be an enclosed garden area for dogs too!

The whole complex has been built to hurricane standard and is at a minimum of 18ft above the high water mark, ensuring safety and peace of mind. The added bonus of solar panels, low R powder coated windows and other energy efficient features cover electricity costs!

Each unit benefits from fire safety doors, wet room style bathroom and adapted living space. The furniture package comes included, along with bed linens, kitchenware and appliances.

These apartments are a fantastic investment opportunity, the strata allows for long term and short term rental. Don't miss out, call today for more information!!

Important note, monthly fees are currently an estimate and subject to change

### Property Images





CIREBA MLS LDX feed courtesy of KUAVO LIMITED

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