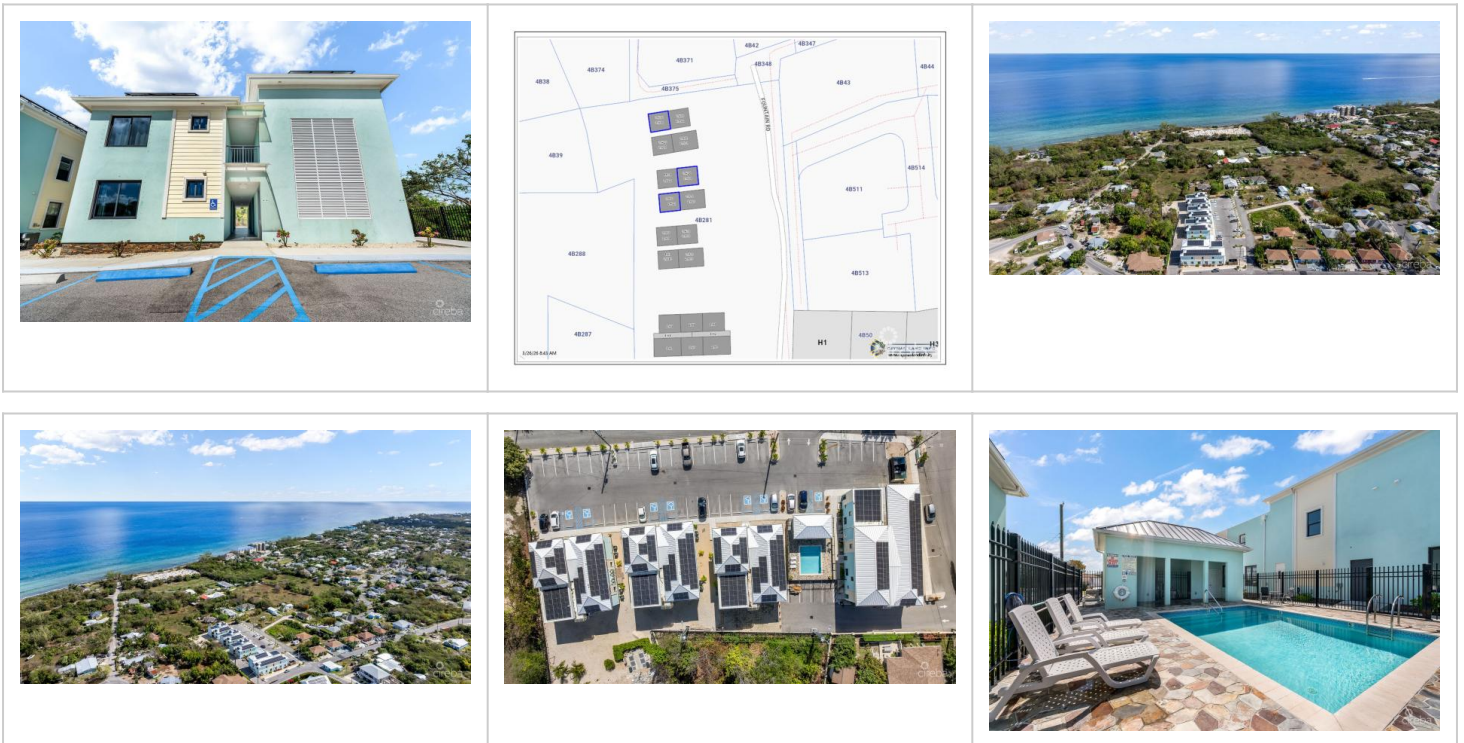


## INCOME-PRODUCING RESIDENTIAL PORTFOLIO --4 STUDIOS IN WEST BAY

MLS# 420590 | W Bay North West, Grand Cayman, Cayman Islands

CI\$1,196,000



### Agent info



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## Description

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\*\***

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## Property Features

Type	Status	View	Listing Type
Multi-Unit (For Sale)	Current	Garden View	Apartment Building/Condo Building
Bed	Bath	Sq Ft	Block/Parcel
4	4	1720.00	4B / 281H17,H20,H21,H26
Area	Acres	Year Built	
10	1.27	2025	

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## Building Features

Pool	Pets
Yes	No

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## Additional Features

Foundation	Furnished
Slab	Yes