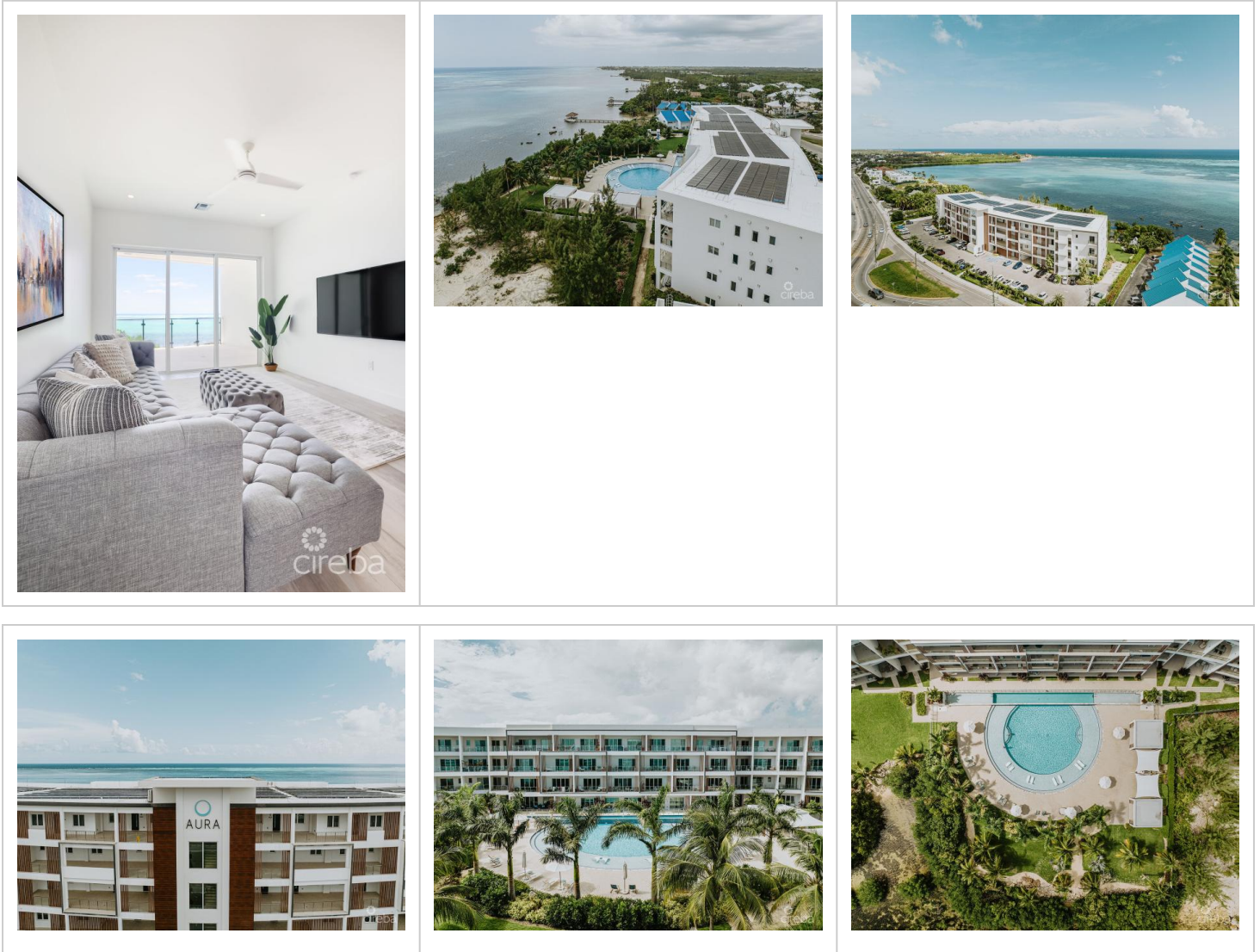


## AURA #305 OCEANFRONT

MLS# 420850 | Prospect, Grand Cayman, Cayman Islands

CI\$875,000



### Agent info



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## Description

Set at the southern end of South Sound Road, Aura #305 offers that rare combination of location, lifestyle, and genuinely elevated design. South Sound has long been one of Grand Cayman's most desirable residential areas; close to town, schools, restaurants, beaches, and daily conveniences, while still feeling calm, coastal, and wonderfully easy to live in.

This third floor 2 bed, 2.5 bath condo has never been lived in and comes fully furnished, making it beautifully move-in ready. The interiors feel fresh, bright, and thoughtfully finished, with a clean contemporary style that feels refined without trying too hard.

The open-plan living and dining area flows easily to the private patio, where ocean views over the bay bring in that lovely South Sound sense of calm. It is the kind of space that works just as well for quiet mornings as it does for relaxed evenings with friends.

Aura itself is a major part of the appeal. The pool area has a true resort-style feel, with a 60-foot circular pool, 75-foot lap pool, lush gardens, a secluded cove, outdoor BBQ and kitchen area, and a children's play zone. In other words, it has enough amenities to make staying home feel like a very reasonable life choice. For those who enjoy an active lifestyle, South Sound is hard to beat. Morning walks, bike rides, paddle boarding, swimming, and easy access to nearby fitness spots are all part of the rhythm here. You are close to everything, but not in the middle of everything- which is exactly the point.

#### Features You'll Love:

- \* Brand-new, never-lived-in residence
- \* 2 Bed/2.5 Bathroom
- \* Third-floor position with birds-eye ocean views over the bay
- \* Fully furnished
- \* Bright, contemporary interiors
- \* Private patio
- \* Resort-style pool area
- \* 60 ft circular pool and 75ft lap pool
- \* Lush gardens and secluded cove
- \* Outdoor BBQ and kitchen area
- \* Separate children's play zone and large open green space
- \* Solar -12 allocated panels to offset monthly electricity
- \* Elevator access
- \* Pet-friendly development
- \* Excellent South Sound location
- \* Strong option for full-time living or long-term rental investment

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## Property Features

Type	Status	View	Listing Type
Residential (For Sale)	Current	Ocean Front	Condominium
Bed	Bath	Sq Ft	Block/Parcel
2	2.5	1611.00	23B / 114V1H27
Area	Year Built		
40	2022		

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## Building Features

Pool	Pets
Yes	No

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## Additional Features

Floor Level	Furnished	Approx. Water Frontage	Foundation
3	Yes	300	Slab