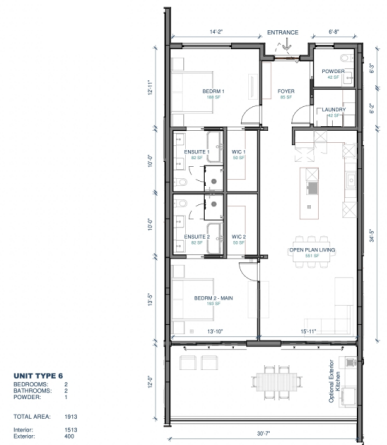


## Dolphin Point Club 305

West Bay South, Cayman Islands

MLS# 416726

**US\$2,411,000**





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Stunning 1,893 square foot 2 bedroom, 2.5 bathroom residence located on the 3rd floor of Dolphin Point Club. Unparalleled views overlooking Grand Cayman’s gorgeous Caribbean Sea and the entire Seven Mile Beach strip in the background. Unit 305 enjoys an open plan kitchen, living and dining area that leads onto a tempered glass balcony for your sunset viewing pleasure. The unit has been designed with meticulously curated finishes including impact solid wood front door, aluminum window frames, 10-foot vaulted ceilings and stone counter tops. The development offers 1 or 2 garage spaces available for purchase. Dolphin Point Club offers sustainable design principles coupled with modern tropical architecture to promote a vibrant family-friendly lifestyle. Amenities include kids splash pad and swimming pool, adult pool, saltwater lagoon, iron-shore fire pits, in-room dining service, keyed elevators, gated dog park, outdoor dining area with barbecue and Grand Cayman’s first high end roof top restaurant. Dolphin Point Club will offer its owners the possibility of adding their residences into the Hotel Program and create an income producing asset. Call us for more information!

## Essential Information

|                                       |                          |                      |                                    |
|---------------------------------------|--------------------------|----------------------|------------------------------------|
| Type<br><b>Residential (For Sale)</b> | Status<br><b>Current</b> | MLS<br><b>416726</b> | Listing Type<br><b>Condominium</b> |
|---------------------------------------|--------------------------|----------------------|------------------------------------|

## Key Details

|                           |                          |                    |                          |
|---------------------------|--------------------------|--------------------|--------------------------|
| Bed<br><b>2</b>           | Bath<br><b>2.5</b>       | Block<br><b>2C</b> | Parcel<br><b>131H305</b> |
| Year Built<br><b>2024</b> | Sq.Ft.<br><b>1913.00</b> |                    |                          |

## Additional Features

|   |                            |                                    |   |
|---|----------------------------|------------------------------------|---|
| Block<br><b>2C</b>                      | Den<br><b>No</b>           | Parcel<br><b>131H305</b>           | Views<br><b>Water Front, Ocean Front</b>  |
| How Shown<br><b>By Appointment/List</b> | Car Port<br><b>No</b>      | TV<br><b>Yes</b>                   | Porch<br><b>Unscreened</b>                |
| Air Conditioning<br><b>MULTI-ZONE</b>   | Sea Frontage<br><b>450</b> | Possession<br><b>At Completion</b> | Class<br><b>Pre-Construction</b>          |
| Construction<br><b>Block</b>            | Foundation<br><b>Slab</b>  | Floor Level<br><b>3</b>            | Monthly Maintenance Cost<br><b>US\$ 1</b> |

|                           |                        |                  |                              |
|---------------------------|------------------------|------------------|------------------------------|
| Stories/Condo<br><b>1</b> | Furnished<br><b>No</b> | Den<br><b>No</b> | Stories/Building<br><b>4</b> |
| Garage<br><b>Yes</b>      |                        |                  |                              |

## Property Features

|                            |                           |                            |                          |
|----------------------------|---------------------------|----------------------------|--------------------------|
| City water<br><b>Yes</b>   | Cistern<br><b>Yes</b>     | Fence<br><b>Yes</b>        | Pool<br><b>Yes</b>       |
| Washer/Dryer<br><b>Yes</b> | Kitchen<br><b>Yes</b>     | Dining Area<br><b>Yes</b>  | Breakfast<br><b>Yes</b>  |
| Utility<br><b>Yes</b>      | Living Room<br><b>Yes</b> | Refrigerator<br><b>Yes</b> | Dishwasher<br><b>Yes</b> |
| Disposal<br><b>Yes</b>     | Microwave<br><b>Yes</b>   |                            |                          |