

## SUNSET POINT TOP FLOOR OCEANFRONT

West Bay North West, Cayman Islands

MLS# 416581

**CI\$849,000**





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Welcome to Sunset Point, Grand Cayman. Nestled on almost 3.5 acres of pristine North West Point, boasting over 460 feet of breathtaking waterfront, this exceptional luxury development is your gateway to living the coastal dream. Imagine waking up in this spacious second-floor, 1-bedroom, 1.5-bathroom oceanfront condo, where high ceilings create an airy, inviting atmosphere and unparalleled water views stretch endlessly before you. Amenities abound, ensuring a life of comfort and leisure. You'll have access to a fully equipped gym, a serene pool area with inviting hot tub, a sun-soaked deck for basking in the rays, and a charming gazebo complete with a wet bar, barbecue, and ample seating. Surrounding you, lush lawns and meticulously terraced landscaping enhance the natural beauty. For water enthusiasts, a natural inlet grants effortless access to the sea\*, unveiling some of the Cayman Islands' most renowned dive and snorkel sites, including Hepp's Pipeline and Hepp's Wall. The Cayman Islands are celebrated as a world-class diving destination, offering unparalleled underwater adventures. With just 49 units in this exclusive complex, you'll relish the close-knit community atmosphere and the serenity you crave. A dedicated concierge-style management company stands ready to assist owners in renting their units with ease, sparing them from the hassles of personal involvement. Furthermore, residents and their guests gain "VIP" access to a local water sports provider, offering diverse activities like scuba diving lessons, thrilling diving excursions, unforgettable fishing trips, and watercraft rentals, all at exclusive discounted rates. Sunset Point proves an exceptional choice for investors aiming for above-average returns through vacation rentals, including Airbnb. One of this condo's most remarkable attributes is its adaptability. Whether you seek a personal sanctuary or a smart investment for short-term and long-term rentals, this condo offers endless possibilities. Seize the opportunity to own your slice of paradise within this newly established oceanfront complex. Please call for further details. \*Please note that sea access is contingent upon obtaining the necessary coastal works permit. "Disclaimer: The renderings and illustrations do not necessarily depict actual features but are a reasonable representation of the quality and design that will be offered at Sunset Point. Features and finishes may vary but will be substantial as depicted in this brochure unless otherwise agreed. Final specifications will form part of a construction contract between the purchaser and developer." US\$22,000 in upgrades ! Agent Owned

## Essential Information

|                               |                |               |                    |
|-------------------------------|----------------|---------------|--------------------|
| Type                          | Status         | MLS           | Listing Type       |
| <b>Residential (For Sale)</b> | <b>Current</b> | <b>416581</b> | <b>Condominium</b> |

## Key Details

|                           |                         |                    |                          |
|---------------------------|-------------------------|--------------------|--------------------------|
| Bed<br><b>1</b>           | Bath<br><b>1.5</b>      | Block<br><b>1C</b> | Parcel<br><b>279H23A</b> |
| Year Built<br><b>2023</b> | Sq.Ft.<br><b>900.00</b> |                    |                          |

## Additional Features

|                            |                                      |                          |                             |
|----------------------------|--------------------------------------|--------------------------|-----------------------------|
| Block<br><b>1C</b>         | Den<br><b>No</b>                     | Parcel<br><b>279H23A</b> | Views<br><b>Ocean Front</b> |
| Sea Frontage<br><b>460</b> | Foundation<br><b>Pier &amp; Beam</b> | Floor Level<br><b>2</b>  | Furnished<br><b>Yes</b>     |
| Den<br><b>No</b>           | Garage<br><b>No</b>                  |                          |                             |