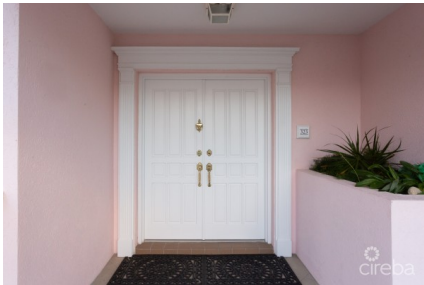


## BRITANNIA LIONS COURT- 2ND FLOOR VILLA

Seven Mile Beach, Cayman Islands

MLS# 418320

**US\$950,000**





**Sloane Rhulen**  
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Proposed We did originally have highlighting where the changes were but it was very time-consuming and so we're just showing everything in the same font This stunning 2-bedroom, 2-bathroom second-floor villa is located in Britannia's Lions Court, along the Seven Mile Beach corridor on Grand Cayman. The thoughtfully upgraded villa offers modern living with a prime location just a short walk to the world-renowned Seven Mile Beach; and also, Camana Bay, less than ¼ mile away, connected by a concrete footpath to Britannia, provides all the amenities for work and recreation: shops, restaurants, and Fosters - Cayman's newest grocery store. The location is perfect for those seeking a combination of comfort and convenience. This villa stands out with its tasteful upgrades and energy efficient features and is ready for you to make your own. Step inside to discover an open and airy layout: the efficient kitchen boasts modern eco and energy efficient appliances, including a Fisher & Paykel induction cooktop – enabling rapid heating with minimal ambient heat; a whisper quiet Bosch dishwasher, KitchenAid microwave and convection oven, making this the perfect space for cooking or entertaining. The open plan provides plentiful space for relaxing in the dining or lounge area. Each bedroom is generously sized, the master features a substantial walk-in closet, and an ensuite with a spa-like bath and separate shower. The elevated screened patio offers a serene outlook of green space, with an abundance of mature palms, enhancing the tranquillity of the home. Electricity costs in this villa are extremely low based on the current owners' usage, thanks to the upgraded PGT Winguard windows throughout – providing heat insulation, sound reduction, and energy savings. Add in the newly installed air handling unit, Ecobee smart thermostat, and energy-efficient appliances, this villa remains cool and comfortable year-round, all while saving on energy costs. Residents also enjoy a wonderful oversized pool, jacuzzi and BBQ area as well as ample parking right out front. Britannia offers an unbeatable location close to everything, whether you are looking for a permanent residence or an investment property in the Cayman Islands this villa will not disappoint.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>418320</b>	<b>Condominium</b>

## Key Details

Bed	Bath	Block	Parcel
<b>2</b>	<b>2</b>	<b>12D</b>	<b>25H49</b>

Year Built  
**1987**

Sq.Ft.  
**1696.00**

## **Additional Features**

Block <b>12D</b>	Den <b>No</b>	Parcel <b>25H49</b>	Views <b>Garden View</b>
Foundation <b>Slab</b>	Floor Level <b>2</b>	Furnished <b>Yes</b>	Den <b>No</b>
Garage <b>No</b>			