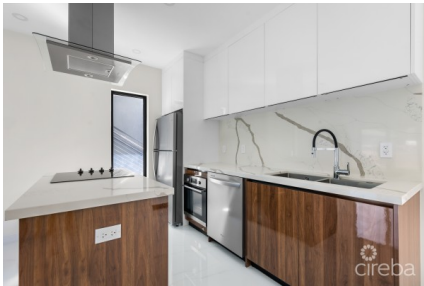


## ARZA WEST BAY F1 . 2 BED + DEN END UNIT, PRIVATE PATIO. MOVE-IN READY IN JUST WEEKS

West Bay North West, Cayman Islands

MLS# 418699

**CI\$525,000**





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A brand-new unit, ready for occupancy within the next few weeks! ARZA West Bay goes beyond the ordinary, offering not just homes but a lifestyle meticulously crafted to enrich the community. Every aspect of the development has been thoughtfully designed, blending comfort, functionality, and style in a way that enhances the everyday experience. Introducing Unit F1, a beautifully designed ground-floor 2-bed + den end unit featuring its own private patio and convenient access to the common grounds and pool area. Thoughtfully crafted to maximize space and natural light, this stunning residence offers the perfect balance of comfort and style. This unit includes two well-appointed bedrooms plus an additional den—perfect for a home office, nursery or extra storage. The expansive private patio, accessible from both the living room and bedroom, creates a seamless flow between indoor and outdoor living, making it an ideal space for relaxing or entertaining. Inside, the home features a spacious kitchen with a central island, perfectly suited for cooking and gathering with friends and family. Every detail in this unit has been carefully considered, resulting in an inviting and comfortable environment that feels both open and intimate. Step inside, and you'll be greeted by elevated design features, including walk-through wardrobe and an array of modern conveniences such as 9-foot ceilings, acoustically insulated walls, and hurricane-rated impact windows. Premium details like magnetic door latches, stylish lighting fixtures, and high-end appliances create a living space that is as practical as it is beautiful. As construction has been completed, ARZA's developers have gone above and beyond, incorporating key upgrades at no additional cost to homeowners. Enjoy luxurious touches like 5-level finishes on all walls and ceilings, expanded kitchen cabinetry, porcelain tiles plus community solar solutions, which add a sustainability component to your new home. The community boasts an expansive recreation area, complete with a stunning 50-foot pool, a well-equipped gym, and an inviting rooftop lounge for relaxing or entertaining. ARZA West Bay has also been awarded the prestigious Luxury Lifestyle Award for Best Luxury Residential Development, 2024 Cayman Islands—a further testament to the extraordinary quality and innovation behind this project. The community is ideally located just minutes from West Bay Public Beach, Seven Mile Beach and Barkers National Park, giving residents easy access to Cayman's most iconic attractions. For those seeking a hassle-free move-in or investment experience, ARZA also offers an all-inclusive, custom-made furniture package. Don't miss this incredible opportunity to secure a unit in Cayman's most exciting new community. Move-in ready in a few weeks!! Reach out today for more information or to schedule a site visit!

## Essential Information

|                                       |                          |                      |                                    |
|---------------------------------------|--------------------------|----------------------|------------------------------------|
| Type<br><b>Residential (For Sale)</b> | Status<br><b>Current</b> | MLS<br><b>418699</b> | Listing Type<br><b>Condominium</b> |
|---------------------------------------|--------------------------|----------------------|------------------------------------|

## Key Details

|                           |                         |                    |                         |
|---------------------------|-------------------------|--------------------|-------------------------|
| Bed<br><b>2</b>           | Bath<br><b>2</b>        | Block<br><b>4C</b> | Parcel<br><b>643H1A</b> |
| Year Built<br><b>2025</b> | Sq.Ft.<br><b>814.00</b> |                    |                         |

## Additional Features

|                           |                         |                         |                             |
|---------------------------|-------------------------|-------------------------|-----------------------------|
| Block<br><b>4C</b>        | Den<br><b>No</b>        | Parcel<br><b>643H1A</b> | Views<br><b>Garden View</b> |
| Foundation<br><b>Slab</b> | Floor Level<br><b>1</b> | Furnished<br><b>No</b>  | Den<br><b>No</b>            |
| Garage<br><b>No</b>       |                         |                         |                             |