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1 Sandpiper Villas, Phase 2 – Modern 4-bed/4.5 Bath Villa in The Shores

W Bay North East, Cayman Islands

MLS# 421260

CI$1,899,000















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With phase 1 selling out in record time, we are now introducing **Sandpiper Villas Phase 2.** This is an exclusive new development within **The Shores**, a private gated community offering 24/7 security and access to premium amenities. Thoughtfully designed for modern island living, Sandpiper Villas delivers privacy, quality craftsmanship, and energy-efficient features in a well-planned setting.

Property Overview

Phases 1 and 2 of Sandpiper Villas each feature **two duplexes**, providing a total of **four spacious villas per phase**. Features of Villa 1:

4 bedrooms | 4.5 bathrooms over 3,988 sq ft

- Private pool (21 ft. x 10 ft.)
- Spacious deck area & covered outdoor BBQ area
- Private fenced-in yard for enhanced privacy
- Landscaped gardens with natural grass, synthetic turf, and gravel
- Single-car garage & driveway parking for 3 cars
- Ceiling height: 10 ft., creating an open, airy atmosphere with loads of volume
- Hurricane-rated low-E windows and external doors for storm safety and efficiency
- Solar provisions in place

Community & Location

Surrounded by **designated Land for Public Purposes (LPP) areas** and adjacent to a **peaceful wildlife sanctuary**, Sandpiper Villas offers **lake views** and a connection to nature. Residents can enjoy:

- Access to pickleball and tennis courts
- Landscaped walking and cycling paths within The Shores
- Nearby accessible attractions, include Barkers National Park (walkable), Seven Mile Beach, and Camana Bay
- Optional boat parking and storage (subject to availability)
- Pet-friendly community

Sustainable & Energy-Efficient Features

Sandpiper Villas is designed with sustainability in mind, incorporating:

- Energy-efficient appliances
- Propane appliances & linear AC grills for energy savings
- Provision for EV charging outlet in each garage

Property Features

Type Condominium (For Sale)	**Status** Current	**View** Garden View, Pool View
Listing Type Condominium	**Bed** 4	**Bath** 4.5
Sq Ft 3,988	**Block/Parcel** 9A / 928H1	**Area** 10
Year Built 2027		