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# Cayman Reef 3 Bedroom | Seven Mile Beach | Redevelopment Potential

W Bay Bch South, Cayman Islands

MLS# 421277

**US$4,200,000**















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Enjoy the very best of Seven-Mile Beach living from this well-proportioned three-bedroom residence at Cayman Reef Resort. With its flexible three-bedroom layout, established and highly successful vacation rental use and prime position in the complex, this unit offers plenty of appeal in its current form; however, it is the potential longer-term redevelopment of Cayman Reef that makes this an especially compelling opportunity. With the strata ownership in ongoing discussions regarding the future redevelopment of the complex, purchasers have the opportunity to secure an interest in a highly desirable Seven Mile Beach property at a potentially important stage of its evolution. While any redevelopment remains subject to ongoing discussions, agreement, and in time the necessary approvals, the potential future value of the site adds a significant additional dimension to this offering.

Offering 1,508 sq. ft. across two levels, this second floor residence features three bedrooms and two bathrooms, with a distinctive floor plan that creates excellent separation between the living and sleeping areas. The two-storey configuration belies the headline square footage, as it offers a wonderful sense of space and privacy, making it particularly well suited to families, vacation homeowners and rental investors alike. The living and dining areas open directly onto a private balcony overlooking the beautifully maintained grounds, the beach and the Caribbean Sea — the perfect spot for morning coffee, evening sunset drinks or simply enjoying the tropical surroundings. Upstairs, the primary and second bedrooms benefit from a shared balcony, providing additional private outdoor space and elevated sea views.

At Cayman Reef, Seven Mile Beach is on your doorstep, enjoy walks along the length of Seven Mile, or lounge by the large swimming pool, or play on tennis court, all surrounded by attractive landscaped grounds. The location of Cayman Reef Resort is difficult to beat. Camana Bay, restaurants, cafés, shopping, entertainment and everyday conveniences are all within walking distance, while George Town and the airport are a short drive away.

## Property Features

| Type | Status | View | |
|---|---|---|---|
| Condominium (For Sale) | Current | Beach Front, Beach View, Ocean Front, Ocean View, Water Front, Water View | |
| **Listing Type** | **Width** | **Bed** | **Bath** |
| Condominium | 200.00 | 3 | 2 |

| Sq Ft | Block/Parcel | Area |
| --- | --- | --- |
| 1,508 | 12E / 53H42 | 20 |

**Year Built**
1982