

# BÔVELL



## FOR SALE

USD\$5,365,000

Current

### #304 Aqua Bay Corner Unit Seven Mile Beach with PLANNING APPROVED



Introducing Aqua Bay, the newest Seven Mile Beach real estate opportunity from Butler Group, Grand Cayman's premier builder of luxury resort condominiums. Designed to enhance your Caribbean experience, Aqua Bay, with its view of the entire Seven Mile Beach crescent with a westerly facing beach outlook, is a place for you to share with your friends and family while maintaining an outstanding investment for your future.

Location: West Bay

MLS: 418648

Built: 2028



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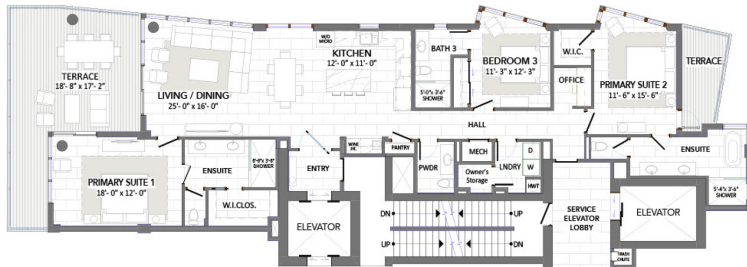


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### #304 Aqua Bay Corner Unit Seven Mile Beach with PLANNING APPROVED

- Breakfast
- Dining Area
- Elevator
- Kitchen
- Microwave
- Porch: Unscreened
- Sewer
- Utility Room
- Cable TV
- Dishwasher
- Family Room
- Kitchen area
- Oven: Electric
- Refrigerator
- Stories: 10
- Washer/Dryer: Yes
- City Water
- Disposal
- Gym
- Living Room
- Pool
- Security
- Storm Windows
- Water Frontage

#### ADDITIONAL INFORMATION

|                     |      |              |                                                                   |                  |                  |
|---------------------|------|--------------|-------------------------------------------------------------------|------------------|------------------|
| Aprx Water Frontage | 165  | Title        | #304 Aqua Bay Corner Unit Seven Mile Beach with PLANNING APPROVED | Class            | Pre-Construction |
| Total # of Units    | 38   | Construction | Concrete                                                          | Land Certificate | Not Issued       |
| Water Frontage      | Yes  | Floor Level  | 3                                                                 | Stories          | 10               |
| Foundation          | Slab | Strata #     | 1                                                                 |                  |                  |

#### RUNNING COSTS

|                                   |       |                                |       |                             |     |
|-----------------------------------|-------|--------------------------------|-------|-----------------------------|-----|
| Monthly Insurance                 | US\$1 | Monthly Maintenance Costs      | US\$1 | Sewage in Maintenance Costs | Yes |
| AC in Maintenance Costs           | Yes   | Gardening in Maintenance Costs | Yes   | TV in Maintenance Costs     | Yes |
| Insurance Included in Maintenance | Yes   | Pest in Maintenance Costs      | Yes   |                             |     |