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# 59 ANGLE RIDGE DRIVE **CI\$750,000**

MLS# 416454

Lower Valley, Grand Cayman, Cayman Islands

# **Property Features**

Location: Lower Valley Status: Pending/Conditional Type: Residential,

Bath: 4.5

Block: 38E

Semi-detached/duplex/triplex (For

Sale)

Square Feet: 3,390

Parcel: **191** 

Beds: 5

Year Built: 2023

Area: **50** 

# **Real Estates Main Features**

Floor Level: 1
Foundation: Slab
Furnished: No
Pool: No

Views: Garden View

### **Description**

The Property comprises a single level duplex under construction, containing 3,390 sq ft of gross external area. Upon completion, the duplex will comprise two units;

Unit 1 = 3 bedroom/2.5 bathroom

Unit 2 = 2 bedroom/2 bathroom.

Each unit has an open-plan Living/Dining/Kitchen area.

An allowance for a driveway is included for site improvements. The approximate site area is 0.34 acres.

The surrounding development generally comprises a residential sub-division, predominantly of single and multi-family homes. Angle Ridge Drive is a 'spray and chip' sealed road with overhead power and street lighting. Vehicular access is direct and good.

Monthly insurance cost to be confirmed.

The nearest major retail centre is Countryside Shopping Centre located within Savannah.

Call now to arrange your showing, this property has tonnes of potential!

## **Property Images**









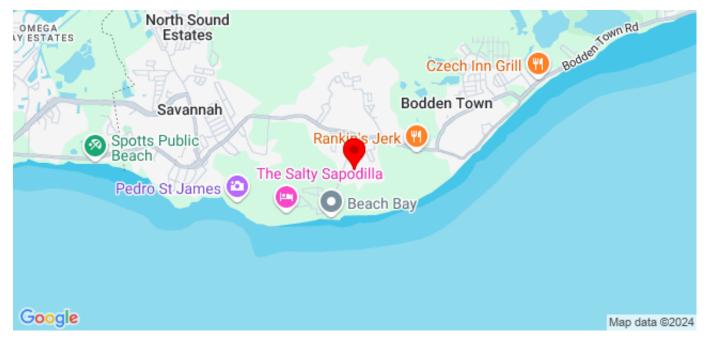


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