

59 ANGLE RIDGE DRIVE

**MLS# 416454**

**CI\$750,000**

*Lower Valley, Grand Cayman, Cayman Islands*

### Property Features

Location: **Lower Valley**

Status: **Pending/Conditional**

Type: **Residential,  
Semi-detached/duplex/triplex (For  
Sale)**

Beds: **5**  
Year Built: **2023**  
Area: **50**

Bath: **4.5**  
Block: **38E**

Square Feet: **3,390**  
Parcel: **191**

### 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.

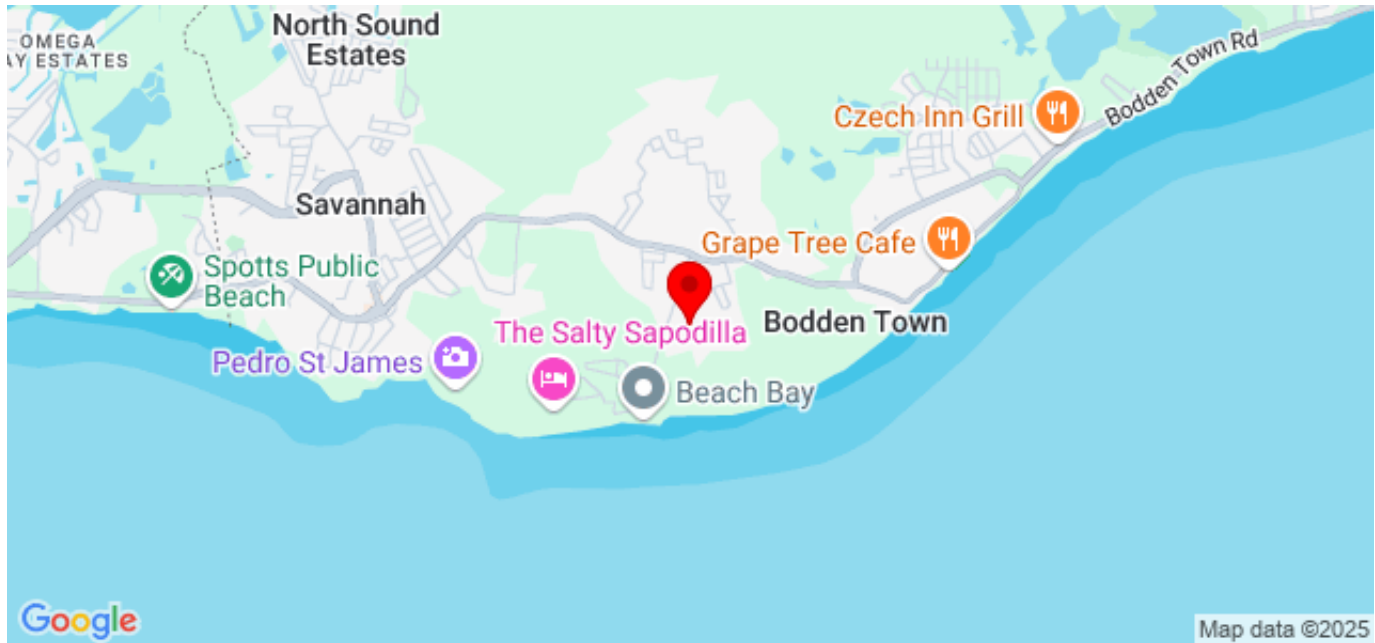
Monthly insurance cost to be confirmed.

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





CIREBA MLS LDX feed courtesy of KUAVO LIMITED

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