

## WEST BAY MULTI UNIT HOME

**MLS# 418380**

**CI\$975,000**

*BRUCE COURT, W Bay North West, Grand Cayman, Cayman Islands*

### Property Features

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Location: **W Bay North West**

Status: **Pending/Conditional**

Type: **Multi-Unit, Apartment Building /  
Condo Building (For Sale)**

Beds: **9**

Bath: **8**

Square Feet: **3,800**

Year Built: **2003**

Block: **4E**

Parcel: **692**

Acres: **0.28**

Area: **10**

### Real Estates Main Features

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Furnished: **Yes**

Zoning: **Low Density residential**

Pool: **No**

Views: **Garden View**

### Description

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Exceptional Investment Opportunity with a High Return in West Bay

Presenting a rare and exceptional investment opportunity, this multi-family home in West Bay combines low maintenance, high occupancy, and quiet location to offer investors an impressive return exceeding 12% gross. With long-term tenants already in place, this property is a turnkey asset for any discerning buyer looking for a secure addition to their portfolio in the Cayman Islands.

A Variety of Living Spaces, Fully Occupied

This multi-family residence offers six rental units designed to attract a variety of tenants. The property includes:

A spacious three-bedroom unit with ample living space for families,

A comfortable two-bedroom, two-bathroom apartment ideal for young professionals or small families,

Four well-maintained one-bedroom apartments perfectly suited for singles or couples seeking affordability and convenience.

Each unit is consistently occupied with separate meters in place for the utilities, providing steady income flow with minimal upkeep.

Prime Location with Convenience and Accessibility

Nestled in a quiet neighborhood in West Bay, this property offers tenants easy access to all essential amenities. Located close to Centennial Towers, residents enjoy proximity to shops, popular local restaurants, and beaches. The world-renowned Seven Mile Beach and Camana Bay shopping and dining district are just a 10-minute bus ride away, adding significant appeal for tenants seeking both convenience and a quality lifestyle.

A Rare Investment with Unmatched Returns

In a market where such returns are nearly impossible to find, this property stands out with a 12.9% yield, making it one of the most attractive investment opportunities in West Bay. The multi-family setup ensures diverse rental income, while the high-demand location near beaches, shopping, and dining strengthens its desirability for renters and boosts retention.

With its stable tenant base and excellent location, this property is truly unparalleled in the Cayman real estate landscape. Call today to find out more about this incredible investment opportunity!!

How do you want to live your life?

## Property Images



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