

**JUST REDUCED! OWNER MOTIVATED. WEST BAY  
HOME WITH APARTMENT (DUPLEX) AND POOL**

**MLS# 418601**

**CI\$1,075,000**

*Avoca Lane, W Bay North West, Grand Cayman, Cayman Islands*

### Property Features

Location: **W Bay North West**

Status: **Reduced**

Type: **Residential, Single Family Home  
(For Sale)**

Beds: **3**

Bath: **3**

Square Feet: **4,220**

Year Built: **1990**

Block: **4C**

Parcel: **108**

Acres: **0.4**

Area: **10**

### Real Estates Main Features

Foundation: **Slab**

Furnished: **Yes**

Pool: **Yes**

Views: **Garden View**

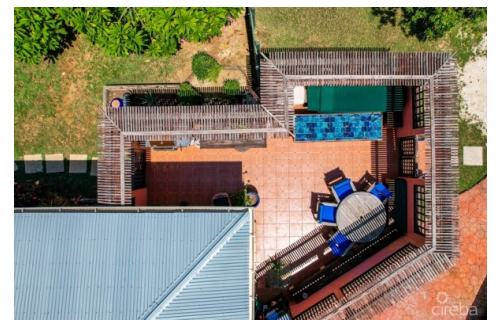
### Description

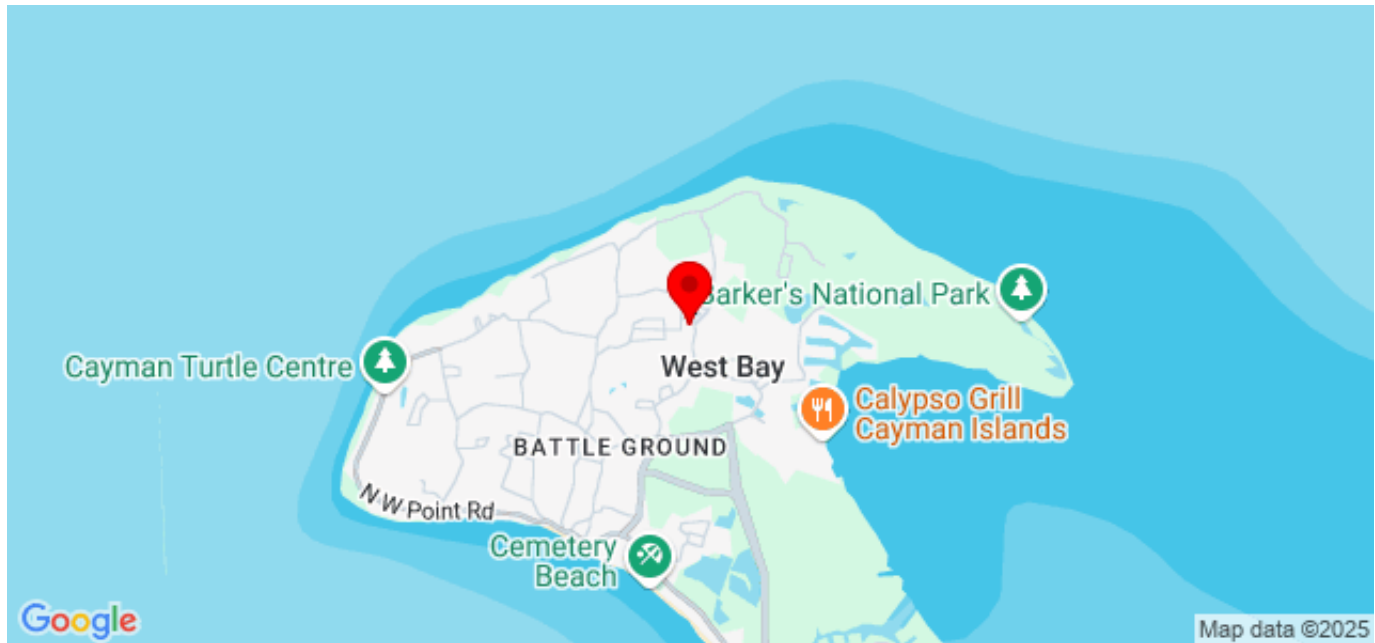
Great investment property in west bay.

a fantastic opportunity! The combination of a duplex with a pool, spacious apartments, and Mediterranean style gives it a lot of potential, whether as an investment (easily rented) property or a family home. Comprising of a large one bedroom with veranda and private garden and the other 2 bedroom 2 bathroom and private garden, there is a separate office on premise, total sq is 4220 on 0.40 acres of lush garden. The proximity to the beach, supermarkets, Camana Bay, and the airport adds extra appeal, especially for tourists or long-term renters. Previously licensed as tourism accommodation this opens up more possibilities.

Owner motivated.

### Property Images





CIREBA MLS LDX feed courtesy of ENGEL & VOLKERS

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