

**OCEANA 105 - GRAND TERRACE OCEANFRONT RESIDENCE**

George Town Centre, Cayman Islands

MLS# 419564

**US\$2,650,000**



**Carolyn Ritch**  
carolyn@ritchrealty.ky

Welcome to Oceana 105 — a beautifully appointed 3-bedroom, 3.5-bathroom oceanfront residence spanning 2,880 square feet across a single level, offering a refined blend of luxury, comfort, and effortless indoor-outdoor living. Perched at the water's edge, this residence boasts the largest private patio in the development, complete with a private gate granting direct access to the pool deck, lush gardens, and the sea beyond. Following an extensive protection upgrade, Oceana now features enhanced drainage systems, a new retaining wall with gated entry, storm shutters on all entrances, and high-strength concrete enclosures protecting essential utility and staircase areas. Combined with an advanced AJAX water-sensor system and newly engineered site grading, Oceana is now likely the safest and most flood-protected development along South Church Street and South Sound! Whether you're enjoying the oceanfront pool, dipping into the natural ocean pool, or heading out for a snorkel just steps from your home, the connection to the sea is seamless and immediate. Inside, the expansive open-plan living area is bathed in natural light and framed by panoramic ocean views. The primary suite is a true retreat, featuring direct terrace access, a spa-inspired bathroom with captivating sea views, and a generous walk-in closet. Two additional en suite bedrooms, each with private outdoor space, complete the home and further elevate the sense of flow between indoors and out. Tastefully furnished with a modern aesthetic, the residence is in excellent condition and offers abundant storage throughout. Added conveniences include two secure underground parking spaces, a private storage unit ideal for beach and dive gear, and elevator access directly outside the unit. Situated just outside George Town's vibrant harbour front, Oceana delivers the rare combination of tranquility, privacy, and immediate access to world-class dining, shopping, and amenities. With only 15 residences, this exclusive boutique community offers peace, security, and a front-row seat to the island's most breathtaking sunsets. A rare opportunity to own one of Oceana's finest residences—where oceanfront living is truly redefined.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>419564</b>	<b>Condominium</b>

## Key Details

Bed <b>3</b>	Bath <b>3.5</b>	Block & Parcel <b>14BJ,26H5</b>
Den <b>No</b>	Year Built <b>2012</b>	Sq.Ft. <b>2886.00</b>

## Additional Feature

Pets Allowed	Views	Sea Frontage	Foundation
<b>Yes</b>	<b>Ocean View, Ocean Front</b>	<b>1</b>	<b>Slab</b>
Floor Level	Furnished	Garage	
<b>1</b>	<b>Yes</b>	<b>2</b>	