

## OCEANA 201

George Town Centre, Cayman Islands

MLS# 420538

**US\$2,400,000**





**Carolyn Ritch**  
carolyn@ritchrealty.ky

Welcome to Oceana 201 - an elegant three-bedroom, three-and-a-half-bathroom oceanfront residence offering 2,454 square feet of beautifully designed single-level living, with contemporary finishes and an easy connection to Caribbean waterfront life. Situated on the second floor, the residence enjoys a serene vantage point above the shoreline. Expansive windows invite natural light to fill the interiors while framing uninterrupted views of the Caribbean Sea, creating a constant connection to the surrounding coastal landscape. The primary suite offers a peaceful retreat, where waking each morning is accompanied by breathtaking ocean views. Thoughtfully designed, the suite features a spa-inspired bathroom and generous closet space, creating a quiet, private space within the home. Two additional guest suites, each with their own private balcony, provide welcoming accommodations for family and visitors. These quiet outdoor spaces offer a perfect setting to enjoy the island breeze, morning coffee, or Caribbean sunsets. The open living and dining areas are thoughtfully arranged to embrace the oceanfront setting, flowing naturally onto the terrace where indoor and outdoor living merge effortlessly. Whether hosting friends or enjoying a quiet evening overlooking the water, the space lends itself to relaxed Oceanfront living. Oceana has recently undergone significant infrastructure enhancements designed to further strengthen the development's long-term resilience. These improvements include upgraded drainage systems, a newly constructed retaining wall with gated entry, storm-rated shutters across all entrances, and reinforced concrete enclosures protecting essential utility and staircase areas. Together with modern water-detection technology and carefully engineered site grading, the property reflects a proactive commitment to durability along South Church Street and South Sound. Residents enjoy an exceptional collection of amenities, including a beautiful oceanfront infinity pool, a protected natural ocean pool ideal for swimming, and immediate access to some of the island's most renowned snorkeling and diving waters. Directly offshore lies Eden Rock Diving Center, widely regarded as one of Grand Cayman's premier shore dive and snorkeling sites, where vibrant coral formations and abundant marine life can be explored just moments from home. Additional conveniences include two secure underground parking spaces, a private storage unit ideal for beach and dive equipment, and elevator access located just outside the residence. Located only minutes from the waterfront energy of George Town, Oceana provides a rare balance of peaceful seaside living and convenient access to the island's finest restaurants, boutiques, and everyday amenities. The residence also benefits from upgraded climate control systems, including the advanced KoolDuct HVAC system, designed to improve air quality while helping to minimize conditions that can contribute to mold growth. Complementing this system, Lightstick and Lightstick Plus UV technology has been installed within the evaporator coils to help inhibit the development of mold, bacteria, and algae while promoting cleaner air circulation throughout the home. With only 15 residences, Oceana offers an intimate and refined residential experience. Residence 201 embodies the quiet elegance of oceanfront living, where sweeping sea views, thoughtfully designed interiors, and a privileged coastal setting come together to create a home of exceptional character. A residence where the rhythm of the sea becomes part of everyday life.

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>Reduced</b>	MLS <b>420538</b>	Listing Type <b>Condominium</b>
---------------------------------------	--------------------------	----------------------	------------------------------------

## Key Details

Bed <b>3</b>	Bath <b>3.5</b>	Block & Parcel <b>14BJ,26H6</b>
Den <b>No</b>	Year Built <b>2013</b>	Sq.Ft. <b>2454.00</b>

## Additional Feature

Pets Allowed <b>Yes</b>	Views <b>Ocean Front</b>	Sea Frontage <b>330</b>	Foundation <b>Slab</b>
Floor Level <b>2</b>	Furnished <b>Partially</b>	Garage <b>2</b>	