RITCH REALTY LTD.

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AURA PENTHOUSE #404

Prospect, Cayman Islands

MLS# 420441

CI$1,258,000













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AURA Penthouse 404 | Ocean View Experience elevated coastal living in this impeccably appointed, never-occupied penthouse residence at AURA. Located on the fourth floor, this 3-bedroom, 3.5-bathroom ocean-view condo offers approximately 2,020 sq. ft. of thoughtfully designed interior space at the eastern edge of South Sound's waterfront corridor. The open-plan living and dining area features soaring ceilings and abundant natural light through oversized patio doors, creating a seamless indoor-outdoor flow. Step onto the spacious covered terrace to enjoy morning coffee or evening cocktails while overlooking the turquoise Caribbean Sea and the resort-style pool below. Interior Highlights • Neutral, contemporary finishes creating a bright and welcoming ambience • Spacious primary suite with walk-in closet, generous ensuite, and private balcony with ocean views • Two additional bedrooms, each with private ensuites • Guest powder room • Large walk-in laundry room with ample storage • Gourmet chef’s kitchen — ideal for entertaining • Energy-smart construction and efficient building system Resort-Style Living AURA is designed for true waterfront enjoyment. Residents can lounge poolside in multiple sun and shaded areas, enjoy the 60-ft circular pool or dedicated lap pool, and step directly from the landscaped oceanfront deck into the sea, perfect for kayaking, paddleboarding, or an early morning stroll. The development also offers: • Fully equipped gym • Elevator access • Electric vehicle charging stations • Secure storage for kayaks and paddleboards • Solar panels, geothermal cooling, ICF construction, LED lighting, and energy-efficient appliances, delivering significantly reduced utility costs Location Advantage Positioned at the eastern edge of South Sound, this location offers exceptional convenience. South Sound, George Town, the airport, Harbour Walk, Seven Mile Beach, and the Eastern Districts are all within a short drive, allowing effortless access across the island while still enjoying the privacy and tranquillity of a waterfront setting. Penthouse 404 presents a rare opportunity to secure a never-lived-in ocean-view residence within one of Cayman's most modern and environmentally conscious developments.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Reduced**	**420441**	**Condominium**

Key Details

Bed	Bath	Block & Parcel
3	**3**	**23B,114V1H34**

Den	Year Built	Sq.Ft.
No	**2023**	**2020.00**

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Additional Feature

Pets Allowed	Views	Sea Frontage	Foundation
Yes	**Ocean View**	**300**	**Slab**

Floor Level
4

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