RITCH REALTY LTD.

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YOUR RENTAL PORTFOLIO STARTS HERE! | FOUR TURNKEY STUDIO UNITS IN WEST BAY

W Bay North West, Cayman Islands

MLS# 420590

CI$1,196,000













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Morganville West Apartments present a compelling residential investment opportunity in West Bay—one of Grand Cayman's newest communities and well-connected rental markets, with consistent demand from both residents and workforce tenants. This offering comprises a portfolio of four (4) studio apartments, competitively priced and positioned within a segment of the market where new-build supply remains limited, supporting both rental stability and long-term capital appreciation. The units are designed with a focus on operational efficiency and broad tenant appeal, featuring: > Solar panel integration, reducing utility costs and enhancing net returns > Wheelchair-friendly and accessible layouts, expanding the tenant pool and supporting longer tenancy durations > Functional, low-maintenance interiors suited to high-occupancy use The property benefits from flexible income strategies, allowing for: > Stable long-term residential leasing > Short-term rental potential, including Airbnb-style nightly accommodations (subject to owner management and regulatory considerations) This dual-use capability provides optionality for investors to optimize yield based on market conditions. The development includes: > Swimming pool amenities > Ample on-site parking > A practical, low-maintenance design, supporting efficient ownership and management From an investment perspective, the asset is underpinned by: > Strong rental demand in West Bay > Entry pricing within an undersupplied segment of the market > Cost-efficient operations driven by sustainability features Morganville West Apartments are well suited for investors seeking to expand a residential income portfolio or acquire a high-yield entry asset with both income stability and upside through active management. **Leases in place so 48 hour notice is required**

Essential Information

Type	Status	MLS	Listing Type
Multi-Unit (For Sale)	**Current**	**420590**	**Apartment Building/Condo Building**

Key Details

Bed	Bath	Block & Parcel
4	**4**	**4B,281H17,H20,H21, H26**

Acreage
1.2660

Den	Year Built	Sq.Ft.
No	**2025**	**1720.00**

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Additional Feature

Lot Size	Views	Foundation	Furnished
1.266	**Garden View**	**Slab**	**Yes**

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