

## INCOME-PRODUCING RESIDENTIAL PORTFOLIO --4 STUDIOS IN WEST BAY

W Bay North West, Cayman Islands

MLS# 420590

**CI\$1,196,000**





**Carolyn Ritch**  
carolyn@ritchrealty.ky

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
<b>Multi-Unit (For Sale)</b>	<b>Current</b>	<b>420590</b>	<b>Apartment Building/Condo Building</b>

## Key Details

Bed	Bath	Block & Parcel
<b>4</b>	<b>4</b>	<b>4B,281H17,H20,H21,H26</b>
Acreage		
<b>1.2660</b>		
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2025</b>	<b>1720.00</b>

## Additional Feature

Lot Size  
**1.266**

Views  
**Garden View**

Foundation  
**Slab**

Furnished  
**Yes**