RITCH REALTY LTD.

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AURA #305 OCEANFRONT

Prospect, Cayman Islands

MLS# 420850

CI$750,000













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Set at the southern end of South Sound Road, Aura #305 offers that rare combination of location, lifestyle, and genuinely elevated design. South Sound has long been one of Grand Cayman's most desirable residential areas; close to town, schools, restaurants, beaches, and daily conveniences, while still feeling calm, coastal, and wonderfully easy to live in. This third floor 2 bed, 2.5 bath condo has never been lived in and comes fully furnished, making it beautifully move-in ready. The interiors feel fresh, bright, and thoughtfully finished, with a clean contemporary style that feels refined without trying too hard. The open-plan living and dining area flows easily to the private patio, where ocean views over the bay bring in that lovely South Sound sense of calm. It is the kind of space that works just as well for quiet mornings as it does for relaxed evenings with friends. Aura itself is a major part of the appeal. The pool area has a true resort-style feel, with a 60-foot circular pool, 75-foot lap pool, lush gardens, a secluded cove, outdoor BBQ and kitchen area, and a children's play zone. In other words, it has enough amenities to make staying home feel like a very reasonable life choice. For those who enjoy an active lifestyle, South Sound is hard to beat. Morning walks, bike rides, paddle boarding, swimming, and easy access to nearby fitness spots are all part of the rhythm here. You are close to everything, but not in the middle of everything- which is exactly the point. Features You'll Love: * Brand-new, never-lived-in residence * 2 Bed/2.5 Bathroom * Third-floor position with birds-eye ocean views over the bay * Fully furnished * Bright, contemporary interiors * Private patio * Resort-style pool area * 60 ft circular pool and 75ft lap pool * Lush gardens and secluded cove * Outdoor BBQ and kitchen area * Separate children's play zone and large open green space * Solar -12 allocated panels to offset monthly electricity * Elevator access * Pet-friendly development * Excellent South Sound location * Strong option for full-time living or long-term rental investment Aura #305 is ideal for anyone looking for a polished South Sound home that feels fresh, easy, and a little bit special. It has the convenience, the views, the amenities, and the "yes, I could absolutely live here" vibe, all wrapped into one beautifully finished package. Schedule your private viewing and come see why Aura continues to stand out in South Sound!

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Reduced**	**420850**	**Condominium**

Key Details

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Bed	Bath	Block & Parcel
2	**2.5**	**23B,114V1H27**
Den	Year Built	Sq.Ft.
No	**2022**	**1611.00**

Additional Feature

Pets Allowed	Views	Sea Frontage	Foundation
Yes	**Ocean Front**	**300**	**Slab**
Floor Level	Furnished		
3	**Yes**		

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