RITCH REALTY LTD.

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THE SANDS #2 | BOUTIQUE BEACHFRONT LIVING ON BOGGY SANDS ROAD

Seven Mile Beach, Cayman Islands

MLS# 420956

US$3,500,000













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Experience an exceptional beachfront lifestyle at The Sands #2, ideally positioned along prestigious Boggy Sands Road on Grand Cayman’s world-renowned Seven Mile Beach. With only six residences in the entire development, The Sands offers a rare sense of privacy and exclusivity, combining sophisticated contemporary design with an extraordinary connection to the Caribbean Sea. This beautifully appointed residence enjoys approximately 30 feet of ocean frontage and has been thoughtfully designed to make the most of its spectacular waterfront setting. Floor-to-ceiling windows throughout the living and dining areas fill the interiors with natural light, while expansive sliding glass doors create a seamless connection between indoor and outdoor living. The primary suite continues that connection, with generous windows framing beautiful ocean views and bringing the Caribbean into everyday life. Offered fully furnished, the home is ready for effortless island living. Thoughtfully curated interiors feature custom cabinetry, elegant, fluted detailing and refined contemporary finishes that create a sophisticated yet relaxed coastal atmosphere. At the heart of the residence, the chef’s kitchen is appointed with Caesarstone countertops and Sub Zero and Miele appliances, combining beautiful design with everyday functionality. One of The Sands’ standout features is its impressive 6,000+ sq. ft. rooftop terrace, offering panoramic views across the Caribbean Sea. Owners enjoy a private cabana and access to a spectacular 12' x 30' rooftop swimming pool, creating an incredible setting for relaxing, entertaining, and enjoying Cayman’s year-round sunshine. The development has also been thoughtfully designed with accessibility in mind, with elevator access extending from ground level to the rooftop and wheelchair access to the elevated pool deck and cabana area. A backup generator helps provide continued elevator operation during power outages, adding another level of convenience. Additional amenities include a fitness studio, dedicated yoga space, oceanfront gazebo with rooftop lounge and outdoor kitchen and entertaining areas. Practical luxuries complement the lifestyle, including two secure gated parking spaces and a generous 10' x 10' air-conditioned storage unit, providing valuable additional space for the essentials of island living. Flexible short-term rental opportunities with truly outstanding returns and a strong rental history, further enhance appeal, offering owners the opportunity to enjoy the property as a private Caribbean retreat while retaining revenue while away. The Sands #2 brings together privacy, sophisticated design, turnkey convenience, and the natural beauty of the Caribbean—an exceptional opportunity to experience Cayman living at its finest.

Essential Information

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Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**420956**	**Condominium**

Key Details

Bed	Bath	Block & Parcel
4	**4.5**	**5B,151H2**
Den	Year Built	Sq.Ft.
No	**2024**	**3053.00**

Additional Feature

Pets Allowed	Views	Foundation	Floor Level
Yes	**Beach View, Ocean View**	**Slab**	**1**
Furnished	Garage		
Yes	**2**		

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