RITCH REALTY LTD.

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KAI-YAK COVE, CAYMAN KAI VILLA

Rum Point, Cayman Islands

MLS# 420986

US$5,950,000













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Carolyn Ritch
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Situated right on the highly sought after bio-luminescence bay in Cayman Kai, this beachfront home has been designed around the rhythm of life on the water. Natural light and a constant connection to the ocean define each space, creating a home that feels both refined and entirely relaxed. Spanning 5,628 square feet, the residence offers four immaculately designed bedrooms, four bathrooms, and an additional den (usable as a fifth bedroom) across two floors. The Caribbean charm really speaks through the level of detailing throughout the home. Tongue-and-groove ceilings, shiplap walls and louvred shutters introduce warmth and texture, while a full wall of sliding glass dissolves the boundary between the great room and the waterfront beyond. The kitchen sits naturally at the centre of the home, open to the living and dining spaces, it has been designed to make entertaining effortless. The primary suite occupies a private position upstairs beneath vaulted ceilings, opening onto a furnished balcony overlooking the cove. A generous walk-in wardrobe and a beautifully appointed ensuite with dual vanities and a freestanding soaking tub complete the space. A guest suite on the ground floor enjoys direct access to the veranda, while two further bedrooms and a second media room occupy the upper level. Outside, the wraparound veranda extends naturally towards the pool terrace, where an elevated spa, sun shelf, and outdoor kitchen create spaces to spend the day overlooking the water. Beyond, a private dock and gazebo provide direct access to the North Sound, making morning paddleboards, afternoon kayaking, and evenings exploring the Bioluminescent Bay part of everyday life. The home has also been thoughtfully engineered for year-round comfort and minimal maintenance. ICF construction, impact-rated windows and doors, whole-house water filtration, rooftop solar with two Tesla Powerwalls, and a Savant smart-home system deliver resilience and efficiency without compromise, while integrated Sonos audio and remote security complete the home's considered specification. Currently enjoyed as both a private family retreat and an established luxury vacation rental, the property offers flexibility for owners seeking either a permanent residence or an investment with proven performance. Professional management is already in place, and financial information is available upon request. Rum Point Club is a short stroll away, with Kaibo's marina, restaurant, and beach bar just beyond. A regular ferry connects directly to Camana Bay, offering easy access to Seven Mile Beach while preserving the privacy and slower pace that continue to make Cayman Kai one of Grand Cayman's most sought-after waterfront communities. Homes of this quality, with direct waterfront access in Cayman Kai, are increasingly rare.

Essential Information

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Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**420986**	**Single Family Home**

Key Details

Bed	Bath	Block & Parcel
4	**4**	**33B,7**

Acreage
0.4400

Den	Year Built	Sq.Ft.
No	**2021**	**5628.00**

Additional Feature

Lot Size	Views	Sea Frontage	Foundation
0.44	**Beach Front**	**100**	**Slab**

Furnished	Den	Zoning
Yes	**Yes**	**Low Density residential**

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