

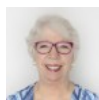
GROVE TOO COMMERCIAL OFFICE SPACE - RARE CORNER LOCATION

Seven Mile Beach, Cayman Islands

MLS# 421098

US\$4,476,000





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A one minute walk from the powder white sands of Seven Mile Beach and within a few strides of numerous retail plazas, restaurants, luxury resorts, and residences. The Grove Too is a contemporary 5-star commercial and residential community surrounding a picturesque half-acre courtyard garden with a bamboo water feature and outdoor seating. The Grove Too has been built to the highest achievable construction standards (exceeding Miami-Dade County hurricane code), with a ground floor slab elevated to 14 feet above mean sea level and the incorporation of world class energy-efficient building systems. As a result, this offering at Grove Too presents an exceptional opportunity to invest in commercial / retail real estate in one of Grand Cayman's most sought-after neighbourhoods. A rare offering. Situated in one of the finest and most convenient locations along the Seven Mile Beach corridor your new office will be surrounded by some of the most desirable real estate on Grand Cayman. The space is on the ground floor while being 14 feet above sea level and is an opportunity to invest in a Class A retail / commercial real estate at an attractive price point. This is the only available space for sale in this prestigious plaza on Seven Mile Beach. There are also very attractive and upscale residences above the commercial level. With over 25,000-square-feet of commercial and retail space, The Grove Too offers the discerning investor the possibility of purchasing a new, freehold Class A business premise on the famed Seven Mile Beach corridor. A welcome contrast to the bustle beyond the community, at the heart of The Grove Too lies a tranquil courtyard garden designed by the renowned Enea Garden Design. With a colonnade of rainbow eucalyptus trees shading casual seating areas and a bamboo water feature that creates soothing background sounds, the courtyard is a verdant oasis designed to invoke a deep sense of calm and inspire moments of reflection. The commercial units are designed for energy efficiency and include maximum energy savings air conditioning systems, cantilevered shading for storefronts and enhanced perimeter wall insulation. Storefronts open into the courtyard and feature a state-of-the-art, unobstructed glass curtain wall glazing system designed to create a smooth and natural transition into the courtyard garden. The clean and modern architectural style is designed with consumers in mind and includes wide walkways, open-air seating, large-scale breezeways and surface and underground parking with elevator access. The Grove Too also features 83 one- and two-bedroom upscale apartments ranging from 645-square-feet to 1,175-square-feet on the second and third levels with the a luxurious residences' reception and lounge. Parking for all owners in the plaza is available out of the weather below the building with secured access to all levels. Added amenities include onsite management, 24-hour staffed security with CCTV surveillance, a luxurious and opulent roof top pool and lounge puts this commercial space at the top of anyone's investment portfolio.

Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	New	421098	Offices/Mixed Use

Key Details

Bed	Bath	Block & Parcel
0	0	11D,127H67
Acreage		
2.3160		
Den	Year Built	Sq.Ft.
No	2026	2168.00

Additional Feature

Lot Size	Views	Foundation	Zoning
2.316	Garden View	Slab	Beach Resort/Residential
Road Frontage			
200			