RITCH REALTY LTD.

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AVALON 9, EXQUISITE BEACHFRONT CONDO

Seven Mile Beach, Cayman Islands

MLS# 421268

US$7,500,000













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Beachfront, beautifully considered. Set on the ground floor at The Avalon, this three-bedroom end-unit residence sits right on Seven Mile Beach. From the screened porch, it is only a few steps across the lawn to the sand and sea. The end position brings light from three sides and a little more privacy than most, while the ground-floor setting makes life here particularly easy. Open the front door and your gaze is immediately drawn through the apartment, across the living spaces and out towards the Caribbean Sea. The interiors were fully renovated in 2025, with a warm, quietly sophisticated palette of honeyed oak, brushed brass, soft whites and sandy tones. Nothing feels overworked. It is bright and playful, contemporary without losing the relaxed character that suits a home on the beach. The kitchen sits at the heart of it all, anchored by a sculptural Viola marble waterfall island. Flat-panel cabinetry keeps the look clean, and an integrated refrigerator blends effortlessly into the joinery. Beside it, a built-in oak banquette creates an informal place for breakfast or dinner with friends. Beyond, full-height sliding doors open the living room onto the screened porch. It is easy to imagine spending most of the day out here. There is room for a dining table and a proper lounge, two ceiling fans keep the air moving, and the porch stays shaded through the heat of the day. Coffee in the morning. A book in the afternoon. Something cold in hand to sip as the sun sets slowly on the horizon. All three bedrooms have ensuite bathrooms and generous custom closets. The primary and second bedrooms are furnished with incredibly comfortable king beds, while the third has twins — a practical arrangement for children or visiting guests. The Avalon operates a popular vacation rental pool, with a loyal following and returning guests year after year. As a new owner you are able to arrive with a rental operation already in place, while still having a home that works beautifully for personal use when required. The Avalon has been a popular fixture along Seven Mile Beach for decades, and there is something appealing about that sense of permanence. Three low-rise buildings sit within mature, lushly landscaped grounds, away from the intensity and density of some of the newer high-rise developments. Residents enjoy access to the oceanfront pool and hot tub, fitness centre, tennis and pickleball court, BBQ areas and private garage parking. The wider property has also recently undergone a significant exterior refresh, including updated landscaping and hurricane-rated windows and sliding doors. It is a rare combination: a thoroughly renovated interior, an established beachfront setting and the ease of ground-floor living. Avalon 9 is ready when you are. Contact us to arrange a private viewing.

Essential Information

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Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**421268**	**Condominium**

Key Details

Bed	Bath	Block & Parcel
3	**3**	**11B,76H9**

Den	Year Built	Sq.Ft.
No	**1995**	**2091.00**

Additional Feature

Views	Sea Frontage	Foundation	Floor Level
Beach Front	**300**	**Slab**	**1**

Furnished	Garage
Yes	**1**

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