RITCH REALTY LTD.

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DOLPHIN POINT CLUB | SIGNATURE GARDEN VILLA 104

W Bay South, Cayman Islands

MLS# 421346

US$4,022,000













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Carolyn Ritch
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Dolphin Point Club: Signature Garden Villa, Unit 104, Picture waking up at the tip of North West Point, with the full length of Seven Mile Beach stretching out in front of you. Welcome to Dolphin Point Club, one of Grand Cayman's most exciting seafront communities. This Signature Garden Villa comes completely turnkey, so you can unpack your suitcase and start living the island life from day one. The Residence: Unit 104 sits about 25 feet above sea level, with neighbours on only one side. • Sea views: Wall-to-wall, 10-foot windows in the primary bedroom and living room frame open views of the sea. • Bedrooms: Three king bedrooms upstairs, plus a downstairs den set up as a bunk room with two sets of twin bunk beds. It's perfect for kids, grandkids or extra guests. • Huge terrace: The 827 sq ft private terrace sits more than 13 feet above the pool deck. It includes a large private garden and an outdoor kitchen with a gas grill. • Private access: Your own staircase leads straight down to the main pool and the sea pool. • Furniture: A full Restoration Hardware package, finished with curated artwork from Kennedy Gallery • Mattresses: Three kings upstairs and four twins in the bunk room • Bedding and bath: An extensive Sobell Wessex linen package with bedding, pillows, sheets, towels and robes • Kitchen: A full kitchen package from Bon Vivant, unboxed and assembled for you • Appliances: KitchenAid appliance suite • Window treatments: Curtains and blinds from Edie's • Samsung Smart TVs: 86" in the living room; 65" in the primary bedroom; 65" in the den/bunk room and 55" in each guest bedroom Built to a Higher Standard: It's a family-friendly community of just 42 open-plan condominiums, built with eco-friendly methods and modern tropical architecture. The whole community sits more than 20 feet above sea level. • Hurricane-rated glass, floor-to-ceiling balcony doors and windows, and 10-foot vaulted ceilings • Stone countertops, smart learning thermostats and smart doorbells • Living walls, hanging gardens and covered parking • Dining: A five-star rooftop restaurant run by well-known local restaurateurs, with room service for owners and guests • Pools and water: 110-foot main pool with an in-water lounge, adults-only pool and beach area and a separate children's splash pad, pool and beach area and natural saltwater lagoon • Wellness: Fitness center with an infrared sauna, and a spa treatment facility • Outdoor living: Barbecue pavilions, outdoor dining and fire pits • For divers: A SCUBA assembly area with private dive lockers • Pets: A gated dog park with a wash station • Security: Gated entry with 24-hour security and a six-foot perimeter wall, keyed elevators, formal lobby and reception, onsite property manager • EV charging: Community electric car charging stations • Garages: Only a few private, enclosed, air-conditioned garages are left A Smart Investment Suggested long-term rental rates are CI$5.50 per sq ft, making this an appealing choice for lifestyle buyers and investors alike. Easy Payment Terms • 10% on signing, 10% three months later, balance on completion which is scheled for early 2027.

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Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**421346**	**Condominium**

Key Details

Bed	Bath	Block & Parcel
4	**3.5**	**2C,131H104**

Den	Year Built	Sq.Ft.
No	**2027**	**3692.00**

Additional Feature

Pets Allowed	Views	Sea Frontage	Foundation
Yes	**Water Front, Ocean Front**	**450**	**Slab**

Floor Level	Furnished	Den
1	**Yes**	**Yes**

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