RITCH REALTY LTD.

32 Earth Close, Suite #9, Sunbird House, PO Box 31223 Grand Cayman, Cayman Islands
KY1-1205
345-949-9838
info@ritchrealty.ky | https://www.ritchrealty.ky/

AURA PENTHOUSE #404

Prospect, Cayman Islands

MLS# 420441

CI$1,258,000













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Carolyn Ritch
carolyn@ritchrealty.ky

AURA Penthouse 404, Ocean-View Penthouse, Never Occupied Experience elevated coastal living in this pristine, never-occupied fourth-floor penthouse at AURA, positioned on the eastern edge of South Sound's waterfront corridor. This three-bedroom, three-and-a-half-bath residence offers approximately 2,020 sq ft of thoughtfully planned interior space with sweeping views of the turquoise Caribbean Sea and the resort-style pool below. The open-plan living and dining area is bright and airy, featuring soaring ceilings and oversized patio doors that create a seamless indoor–outdoor flow onto a spacious covered terrace, an ideal setting for morning coffee or evening cocktails while taking in ocean vistas. The spacious primary suite includes a walk-in closet, a generous ensuite and a private balcony facing the sea. Two additional bedrooms each enjoy private ensuites, and the residence is completed by a guest powder room and a large walk-in laundry with plentiful storage. A gourmet chef's kitchen anchors the home and is designed for effortless entertaining, while neutral, contemporary finishes throughout deliver a clean, welcoming aesthetic. The building was constructed with energy-smart systems and efficient building methods to reduce utility costs and enhance comfort. AURA's resort-style amenities are designed around true waterfront enjoyment: landscaped oceanfront decks with sun and shaded lounging areas, a 60-foot circular pool plus a dedicated lap pool, and direct ocean access for kayaking, paddleboarding or an early-morning swim. Additional conveniences include a fully equipped gym, elevator access, electric vehicle charging stations and secure storage for water sports gear. Sustainable features such as solar panels, geothermal cooling, insulated concrete form (ICF) construction, LED lighting and energy-efficient appliances further underscore the development's modern, environmentally conscious design. Located in South Sound, Penthouse 404 offers privacy and tranquility while remaining minutes from George Town, the airport, Harbour Walk, Seven Mile Beach and the Eastern Districts, providing effortless island-wide access. This is a rare opportunity to own a never-lived-in ocean-view residence in one of the Cayman Islands' most contemporary and sustainable waterfront developments. Contact us to arrange a private viewing and experience AURA living firsthand. PRICED TO SELL! ONLY KYD$1,258,000!

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Reduced**	**420441**	**Condominium**

Key Details

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Bed	Bath	Block & Parcel
3	**3**	**23B,114V1H34**
Den	Year Built	Sq.Ft.
No	**2023**	**2020.00**

Additional Feature

Pets Allowed	Views	Sea Frontage	Foundation
Yes	**Ocean View, Ocean Front**	**300**	**Slab**
Floor Level	Furnished		
4	**Yes**		

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