

## LOWER VALLEY DUPLEX

Lower Valley, Cayman Islands

MLS# 418534

**CI\$575,000**





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Charming Income-Generating Duplex in Lower Valley Discover this charming duplex situated on a 0.25-acre lot in the serene Lower Valley of Grand Cayman. Conveniently located near beautiful beaches, grocery stores, pharmacies, schools and restaurants, this property offers both comfort and accessibility. Property Details: - Unit 1: 2 bedrooms, 2 bathrooms - Unit 2: 1 bedroom, 1 bathroom Both units are fully tenanted, providing immediate rental income for potential investors. The kitchens feature elegant quartz countertops and a full modern appliance package, including in unit laundry. With each unit having their own utility meter for ease of management. Situated 18 feet above sea level, this home ensures peace of mind with hurricane impact windows throughout. Plus, its prime location—just 1 mile from the upcoming Mandarin Oriental luxury development—positions it to benefit from significant future growth. Additionally, the new 8-mile road connecting Lower Valley to Frank Sound will enhance accessibility and boost property value. This property is perfect for first-time Caymanian home buyers looking to step into the real estate market. Live in the spacious two-bedroom unit while renting out the one-bedroom for supplemental income or keep both units as a turnkey investment with steady rental returns. Don't miss out on this fantastic opportunity to own a slice of paradise in the Cayman Islands. Contact me today to schedule a viewing!

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Pen/Con</b>	<b>418534</b>	<b>Semi-Detached/Duplex/Triplex</b>

## Key Details

Bed	Bath	Block & Parcel
<b>3</b>	<b>3</b>	<b>38B,69</b>
Den	Year Built	Sq.Ft.
<b>No</b>	<b>2019</b>	<b>1496.00</b>

## Additional Feature

Views  
**Garden View**