

## **BAHIA - UPGRADED & FURNISHED**

South Sound, Cayman Islands MLS# 418804

## CI\$1,300,000



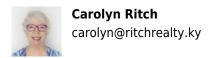












Located in the heart of South Sound, this stunning, fully furnished and upgraded 3b/3.5b + den (4th bedroom) garden-view residence at Bahia offers the perfect blend of contemporary luxury and structural excellence. Just a short walk to the beach and boardwalk, residents can enjoy the scenic beauty and tranguillity of coastal living while being only a short drive from the restaurants and amenities of Grand Harbour and central George Town. Designed for comfort and resilience, the home is constructed with ICF walls (Insulating Concrete Forms), which provide superior hurricane protection, an impressive R-30 insulation rating, and exceptional energy efficiency—leading to lower utility costs. The engineered metal-framed floors and roof, each with 5 inches of poured concrete, further enhance durability and safety. The interior design features a modern, European-style kitchen fully equipped with premium appliances, including a 36inch cooktop, a wall-mounted oven, a microwave combo, and an oversized French door refrigerator/freezer. High-end fittings enhance the kitchen and bathroom areas, ensuring a sophisticated blend of style and function. Italian porcelain tile flooring adds an elegant touch throughout the home. State-ofthe-art smart home technology includes Cat 6 wiring, a NEST thermostat-controlled Lennox HVAC system, and a Ring security system with video entry. Expansive impact-resistant Induplan windows from Spain offer energy efficiency and hurricane resilience while eliminating the need for shutters. 7' and 8' solidcore EuroDoor interior doors provide a sleek and contemporary aesthetic. Bahia residents enjoy unparalleled community amenities, including an Olympic-size training pool, a 175' resortstyle pool with cabanas, a fully equipped gym, a yoga and dance studio, an outdoor fitness area, a clubhouse with a function room and full kitchen, a doubles tennis court, and a dedicated children's park. With security, low strata fees, a full-time property manager, and professionally designed landscaping, Bahia delivers luxury, convenience, and peace of mind. Fantastic incentives: The owner is offering to assist with closing costs and additionally offering custom bedroom cupboards and living room units. Currently tenanted and making a great income - 24 hours notice required to view the property.

## **Essential Information**

Type Status MLS Listing Type
Residential (For Sale) Current 418804 Condominium

## **Key Details**

Bed Bath Block & Parcel 3.5 21C,163H3

 Den
 Year Built
 Sq.Ft.

 No
 2024
 2550.00

**Additional Feature** 

Pets Allowed Views Foundation

Yes Garden View, Pool Slab 1

View

Furnished Den Yes Yes

Floor Level