

## HALCYON POINT - EXPERIENCE LUXURY FIRSTHAND

North Side, Cayman Islands

MLS# 419003

**US\$5,475,000**





**Carolyn Ritch**  
carolyn@ritchrealty.ky

Welcome to Halcyon Point , an extraordinary 5-bedroom, 5.5-bathroom beachfront estate, meticulously designed for luxury, comfort, and resilience. Situated on a sprawling 1-acre lot with 200 ft x 40 ft of pristine sandy beach, this fully furnished modern home offers breathtaking ocean views and seamless indoor-outdoor living. Architectural Excellence & Energy Efficiency. Crafted with durability and efficiency in mind, Halcyon Point features:

- 9'3" ceilings and 8' doors, creating a spacious and airy ambiance.
- 8" solid block walls,
- Advanced insulation, with 1"-3" foam layers throughout, optimizing energy efficiency and comfort.
- Two 16-ft, 4-panel sliding panoramic doors in the living and dining areas, offering unobstructed ocean views and an effortless connection to the outdoors.
- Outdoor Living & Future Expansion
- Spectacular second-floor sun deck, the perfect spot for soaking in the ocean breeze and sunset views.
- Private pool + SPA, ideal for relaxation and entertaining.
- Outdoor kitchen, perfect for al fresco dining and hosting guests.
- 188-ft seawall, 12-ft deep, securely anchored to bedrock, ensuring long-term coastal protection.
- Approved plans for two additional dwellings, providing exceptional investment potential.

Infrastructure & Utilities. Designed for long-term sustainability and convenience, Halcyon Point includes:

- Electric 22-ft aluminum entry gate, offering privacy and security.
- 12'9" slab elevation above sea level, enhancing storm protection.
- 32,000-gallon water cistern under the main house.
- 3,000-gallon septic system, connected to all four designated building areas.
- 800-amp, 4-meter electrical service, with conduit laid for future structures.
- Water and electrical connections in place for all four building areas.
- 680-ft perimeter wall for additional security and privacy.

This exceptional property is a rare opportunity to own a modern, move-in-ready beachfront retreat with ample space for expansion with approved plans for two additional dwellings. Whether as a private sanctuary or an investment in paradise, Halcyon Point is truly one of a kind. For more details or a private viewing, contact me today!

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>419003</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath	Block & Parcel
<b>5</b>	<b>5.5</b>	<b>57A,26</b>

Acreage  
**1.0000**

Den <b>No</b>	Year Built <b>2025</b>	Sq.Ft. <b>3780.00</b>
------------------	---------------------------	--------------------------

### **Additional Feature**

Lot Size <b>1.0000</b>	Views <b>Beach Front</b>	Sea Frontage <b>215</b>	Foundation <b>Slab</b>
Furnished <b>Yes</b>	Zoning <b>Low Density residential</b>		