

## 42 EIFFEL DR. - 3 BED HOUSE IN BREAKERS

Breakers, Cayman Islands

MLS# 419412

**CI\$535,000**





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Income-Generating Property on Eiffel Drive, Breakers Built in 2019, well maintained, and positioned on elevated land above street level, this dual-unit property in Breakers offers a modern, flexible layout with excellent rental income. The raised elevation provides improved drainage and protection during heavy rains, making this a smart long-term investment. Sitting on a 0.22-acre lot, the property features approximately 1,600 sq ft of total living space and can easily be converted back into a single-family home, thanks to a sealed internal doorway between the two units. Property Overview: • Lot size: 0.22 acres • Total area: Approx. 1,600 sq ft • Configuration: o Unit 1: 2 Bedrooms, 2 Bathrooms o Unit 2: 1 Bedroom, 1 Bathroom • Convertible layout: Units are separated by a sealed internal door, allowing easy reunification into one home • Access: Each unit has private front and rear entrances • Outdoor Space: Shared backyard garden, ideal for relaxing or BBQs • Parking: Front yard fits up to 3 vehicles • Monthly Rental Income: o Unit 1: CI\$ 1,900 o Unit 2: CI\$ 1,100 o Total: CI\$ 3,000 UNIT 1 – 2 Bedrooms / 2 Bathrooms • Bright and spacious interior with tiled flooring throughout • Entry opens into a comfortable living and dining area • Generous kitchen with Whirlpool appliances and electric stove • Work-from-home friendly: space accommodates a dedicated desk or office nook • Laundry room with: o Washer & dryer o Utility sink o Ample storage • Private front and rear access UNIT 2 – 1 Bedroom / 1 Bathroom • Compact yet highly functional layout • Tiled flooring throughout • Efficient kitchen with gas stove • Washer and dryer integrated into kitchen area • Private front and rear access • Ideal for singles or couples This is a fantastic opportunity to own a flexible, income-generating property in a peaceful and growing community. Whether you want to keep it as an investment, live in one unit and rent the other, or convert it back into a single-family home — the choice is yours. Contact us today to schedule a viewing and learn more about this rare find in Breakers!

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	419412	Single Family Home

Key Details

Bed	Bath	Block & Parcel
3	3	56C,86
Den	Year Built	Sq.Ft.
No	2019	1600.00

**Additional Feature**

Lot Size	Views	Foundation	Furnished
0.0000	Garden View	Slab	Yes
Den			
Yes			