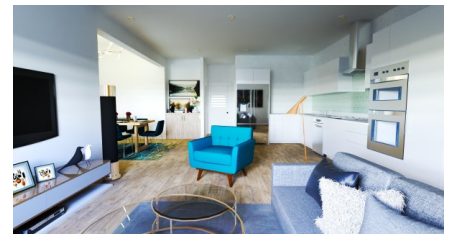


Yarl 1 Bed + Den Unit #1 Phase 1 Assignment

George Town East

MLS# 417582

CI\$448,500





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Introducing George Town's newest, multi-phase residential community, YARL! YARL is filled with amenities including a lovely pool area, pickleball court, gym, clubhouse and kids play area to name a few. This gated community is conveniently located on Linford Pierson Highway next to Downtown Reach. The location is amazing with direct proximity to schools, Grand Harbour, Harbour Reach, supermarkets, George Town Hospital and direct access to Seven Mile Beach Corridor. This neighbourhood will feature 1 bed, 1 bed plus den, 2 bed and 2 bed plus den options - perfect for a primary residence or rental investment.

Built to withstanding all weather as well as being energy efficient these homes are constructed with super strong concrete block, hurricane impact windows and doors as well as a standing seam metal roof. Rest assured knowing the Developer, National Builders, has completed numerous fantastic communities in Cayman over the past couple decades. Inquire today for your Information and Sales Brochure!

This unit is a contact of assignment priced below market value for a quick sale. Unit #1 is conveniently placed closest to the pool for added value. Inquire today!

Property Features

Type Residential (For Sale)	Status Current	View Pool View
Listing Type Condominium Time Share	Bed 1	Bath 1
Sq Ft 920	Block/Parcel 20D / 472H1-A	Area 40
Year Built 2025	Den Yes	

Building Features

Cistern Yes	Dishwasher Yes	Microwave Yes	Oven Yes
Car Port Yes	TV Satellite	Air Conditioning Central	Refrigerator Yes
Washer/Dryer Common	Pool Yes	Tennis Yes	Fence Yes
Septic Yes	City Water Yes	Dining Area Yes	Kitchen Yes

Living Room
Yes

Additional Features

Floor Level 1	Stories/Building 2	Furnished Yes	Number of Units 30
Stories/Condo 1	Monthly Maintenance Cost CI\$ 362	Approx. Water Frontage 200	Construction Block
Possession At Closing	Insurance in Maint. Costs Yes	Foundation Slab	Strata B1