

**YARL 1 BED + DEN #52 PHASE 1**

George Town East

MLS# 418588

**CI\$459,000**





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**MOVE IN RIGHT AWAY TO THIS BEAUTIFUL GROUND FLOOR PHASE 1 RESIDENCE!**

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. Very affordable Strata Fees of only C\$425 per month which includes Insurance.

Built to withstand 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. Easy to view! Inquire today for your Information and Sales Brochure! Photo of similar unit.

## Property Features

<b>Type</b> Residential (For Sale)	<b>Status</b> Current	<b>View</b> Garden View
<b>Listing Type</b> Condominium Time Share	<b>Bed</b> 1	<b>Bath</b> 1
<b>Sq Ft</b> 920	<b>Block/Parcel</b> 20D / 472H20	<b>Area</b> 40
<b>Year Built</b> 2024		

## Building Features

<b>Dishwasher</b> Yes	<b>Microwave</b> Yes	<b>Oven</b> Yes	<b>Disposal</b> Yes
<b>TV</b> Cable/Sat	<b>Air Conditioning</b> MULTI-ZONE	<b>Refrigerator</b> Yes	<b>Washer/Dryer</b> Yes
<b>Pool</b> Yes	<b>Tennis</b> Yes	<b>Fence</b> Yes	<b>Occupant</b> None
<b>Sewer</b> Yes	<b>City Water</b> Yes	<b>Dining Area</b> Yes	<b>Breakfast</b> Yes

**Kitchen**  
**Yes**

**Living Room**  
**Yes**

**Utility**  
**Yes**

**Family Room**  
**Yes**

**Pets**  
**Yes**

## **Additional Features**

**How Shown**  
**By Appointment/List**

**Floor Level**  
**3**

**Stories/Building**  
**4**

**Number of Units**  
**36**

**Stories/Condo**  
**2**

**Monthly Maintenance**  
**Cost**  
**US\$ 1**

**Approx. Water Frontage**  
**400**

**Construction**  
**Concrete**

**Class**  
**Under Construction**

**Land Certificate**  
**Not Issued**

**Possession**  
**At Completion**

**Title**  
**Freehold**

**Insurance in Maint. Costs**  
**Yes**

**Sewage in Maint. Costs**  
**Yes**

**Foundation**  
**Slab**

**Strata**  
**30**