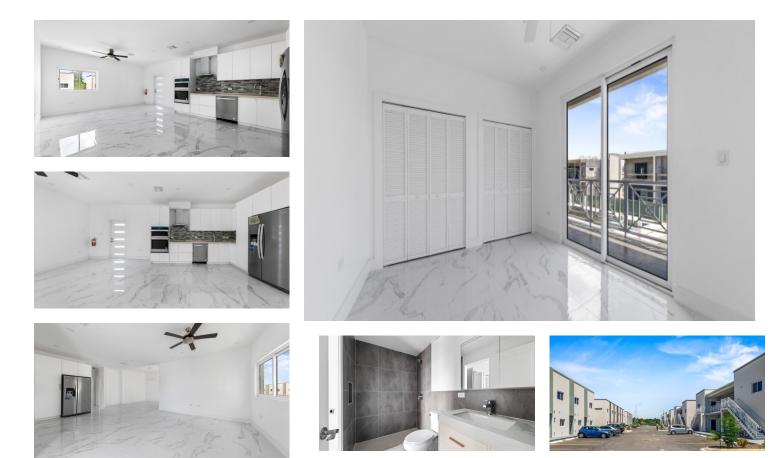


Seven Mile Shops, 215B West Bay Road, Seven Mile Beach, PO Box 30189, KY1-1201, Cayman Islands +1 (345) 321 4611 zane.kuttner@remax.ky

YARL 1 BED + DEN #52 PHASE 1

George Town East MLS# 418588

CI\$459,000





Zane Kuttner

+1 (345) 321-4611 zane.kuttner@remax.ky 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 CI\$425 per month which includes Insurance.

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

Property Features

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

Year Built 2024

Building Features

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

Kitchen	Living Room	Utility	Family Room
Yes	Yes	Yes	Yes

Pets Yes

Additional Features

How Shown	Floor Level	Stories/Building	Number of Units
By Appointment/List	3	4	36
Stories/Condo 2	Monthly Maintenance Cost US\$ 1	Approx. Water Frontage 400	Construction Concrete
Class	Land Certificate Not Issued	Possession	Title
Under Construction		At Completion	Freehold
Insurance in Maint. Costs	Sewage in Maint. Costs	Foundation	Strata
Yes	Yes	Slab	30