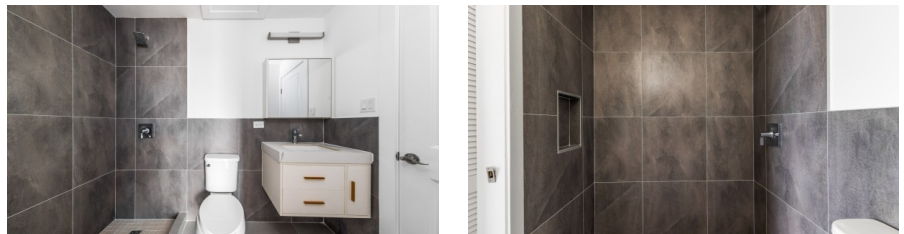
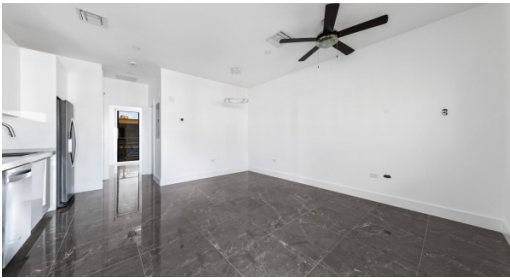


**YARL 1 BED #62 PHASE 1**

George Town East

MLS# 418607

**CI\$399,000**





## Zane Kuttner

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[zane.kuttner@remax.ky](mailto:zane.kuttner@remax.ky)

**MOVE IN RIGHT AWAY TO THIS BEAUTIFUL SECOND 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 C1\$375 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

<b>Type</b> Residential (For Sale)	<b>Status</b> Current	<b>View</b> Garden View, Pool View
<b>Listing Type</b> Condominium Time Share	<b>Bed</b> 1	<b>Bath</b> 1
<b>Sq Ft</b> 646	<b>Block/Parcel</b> 20D / 472H30	<b>Area</b> 40
<b>Year Built</b> 2024		

## Building Features

<b>Cistern</b> Yes	<b>Dishwasher</b> Yes	<b>Microwave</b> Yes	<b>Oven</b> Electric
<b>TV Cable</b>	<b>Air Conditioning</b> Central	<b>Refrigerator</b> Yes	<b>Washer/Dryer</b> Yes
<b>Pool</b> Yes	<b>Fence</b> Yes	<b>Well</b> Yes	<b>Sewer</b> Yes
<b>Septic</b> Yes	<b>City Water</b> Yes	<b>Dining Area</b> Yes	<b>Kitchen</b> Yes

**Living Room**  
**Yes**

**Utility**  
**Yes**

**Garage**  
**2**

**Family Room**  
**Yes**

**Pets**  
**Yes**

## **Additional Features**

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

**Furnished**  
**Yes**

**Class**  
**Existing**

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

**Possession**  
**At Closing**

**Foundation**  
**Slab**