

**INVESTOR SPECIAL - YARL (3) 1 BED, 1 BATH (646 SQFT) Units**

George Town East

MLS# 418822

**CI\$999,990**





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**INCREDIBLE INVESTOR SPECIAL - PERFECT FOR ROI AND CAPITAL APPRECAITION**

Offering three brand new 1 bed, 1 bath (646 SQFT) units. These rent for CI\$2,600 per month each plus utilities. These units sell for CI\$399,000 individually. The strata is very low at CI\$375 per month which includes insurance. Expected CO (Certificate of Occupancy) is May 2025. Units 95, 98 and 103 are included in the sale.

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!

Photos 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> 646	<b>Block/Parcel</b> 20D / 472 U95,98,103	<b>Area</b> 40
<b>Year Built</b> 2025		

**Building Features**

**City Water**  
Yes

**Pets**  
Yes

## **Additional Features**

**How Shown**  
**Drive by**

**Zoning**  
**Low Density residential**

**Covenants**  
**Yes**

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

**Possession**  
**At Closing**

**Title**  
**Freehold**