

## Catalina Bay Seafront 2BR Groundfloor

George Town East

MLS# 415848

**US\$1,595,000**





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Perfect location to walk right out to the beach, pool, and clubhouse or out to the picturesque yacht basin and into your boat – no stairs or elevator needed. Enjoy the easy access to all the facilities and amenities at your doorstep. These prestigious residences are finished to the highest standards, energy efficient, with covered patios and balconies, 10 foot ceilings, 2 elevator access, and captivating water views from the front and back. Massive Sea frontage and quiet cove, perfect for paddle boarding, kayaks, snorkeling, and swimming. Easy water access, beach cabanas, heated Jacuzzi, huge 170 foot long freeform pool, and separate kid’s pool and play area. Clubhouse has outdoor BBQ kitchen, washrooms, storage lockers, and fully equipped gym. 2 parking spaces, fiber optic telecom, all of GTYC facilities and amenities, and a FREE BOAT SLIP FOR ONE YEAR. Truly a unique location, Catalina Bay epitomizes the Cayman lifestyle of living on the water. Construction has started and is estimated to complete by late 2024/early 2025.

### Property Features

<b>Type</b> Residential (For Sale)	<b>Status</b> Current	<b>View</b> Canal Front, Water Front
<b>Listing Type</b> Condominium Time Share	<b>Bed</b> 2	<b>Bath</b> 2.5
<b>Sq Ft</b> 1,708	<b>Block/Parcel</b> 20C / 177H108A	<b>Area</b> 40
<b>Year Built</b> 2024		

### Additional Features

<b>Zoning</b> Hotel/Tourism	<b>Covenants</b> Yes	<b>Possession</b> At Completion
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