

**SOUTH BAY BEACH CLUB PENTHOUSE 36 WITH PARKING SPACE - 3  
BEDROOM**

W Bay Bch South

MLS# 420093

**US\$3,295,000**





**Dale Crighton**  
 345-949-5250  
 dalec@crightonproperties.com



**Tammy Crighton-Buck**  
 345-949-5250  
 tammycb@crightonproperties.com

Situated on Grand Cayman’s world-renowned Seven Mile Beach and its most sought-after resort area, South Bay Beach Club Penthouse 36 presents a fantastic investment opportunity. This amazing 3 bedroom / 3 bathroom penthouse blends sophistication, comfort, and unobstructed ocean views for an unforgettable island experience. With direct access to the powder white sands of Seven Mile Beach and crystal, clear waters of the Caribbean Sea, this penthouse is a luxurious retreat. Featuring over 2000 square feet of magnificent living space including a gourmet kitchen, and open plan living room and dining area. Floor to ceiling sliding glass doors open to the expansive patio perfect for relaxing and watching the sunset at the end of the day or for entertaining family and friends. The spacious master bedroom with en-suite bathroom overlooks the sea and has private access to the patio. Light filled living spaces, custom bar with ice maker and wine fridge, electric blinds, recessed lighting, and tiled flooring throughout enhance the attractiveness and value of this beautiful penthouse. Amenities include concierge services, heated oceanfront salt water pool with lounge chairs and umbrellas, private beach adjacent to the pool deck, cabana with barbecue grills and entertaining area, hammocks beneath palm trees, elevator access, and onsite fitness center. Relax on the beach, swim, snorkel or enjoy other water activities. Utilize as a rental investment or exclusive beach front home - the choice is yours. Conveniently located near restaurants, entertainment, shops, water sports, Camana Bay and a short drive to the airport and town. Call today to schedule a showing!

## Property Features

Type <b>Residential (For Sale)</b>	Status <b>Current</b>	View <b>Beach Front</b>
Listing Type <b>Condominium</b>	Bed <b>3</b>	Bath <b>3</b>
Sq Ft <b>2280.00</b>	Block/Parcel <b>13B / 193H52&amp;193H82</b>	Area <b>25</b>
Year Built <b>2010</b>		

## Building Features

Dishwasher <b>Yes</b>	Microwave <b>Yes</b>	Oven <b>Electric</b>	TV <b>Yes</b>
Air Conditioning <b>Central</b>	Refrigerator <b>Yes</b>	Washer/Dryer <b>Yes</b>	Pool <b>Yes</b>

Occupant <b>None</b>	Sewer <b>Yes</b>	City Water <b>Yes</b>	Dining Area <b>Yes</b>
Kitchen <b>Yes</b>	Living Room <b>Yes</b>	Utility <b>Yes</b>	Garage <b>1</b>
Patio <b>Yes</b>			

## Additional Features

How Shown <b>By Appointment/List</b>	Floor Level <b>6</b>	Stories/Building <b>6</b>	Furnished <b>Yes</b>
Number of Units <b>30</b>	Stories/Condo <b>1</b>	Gross Annual Income <b>US\$ 96,094</b>	Monthly Insurance <b>US\$ 1,572.05</b>
Monthly Maintenance Cost <b>US\$ 1,727</b>	Approx. Water Frontage <b>150</b>	Construction <b>Concrete</b>	Class <b>Existing</b>
Land Certificate <b>Not Issued</b>	Possession <b>At Closing</b>	Title <b>Freehold</b>	Foundation <b>Slab</b>
Strata <b>36</b>			