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RITZ-CARLTON GROUND FLOOR (PIP) RESIDENCE

Seven Mile Beach, Cayman Islands

PROPERTY DETAILS

Price: -	MLS#: 415740	Type: Residential
Listing Type: Condominium	Status: Sold	Bedrooms: 3
Bathrooms: 3	Built: 2005	
Sq. Ft.: 3050		

PROPERTY DESCRIPTION

One of only 2 ground-floor residences in the Ritz-Carlton, Grand Cayman, Reserve Program, Residence #116 is the most private and exclusive 3 bedroom, 3 bath, beachfront residence at this world-class property. What does it mean to be in the Reserve Program? The Reserve Program is a rental pool of only 24 units comprised of the first three floors of the North Tower of this development. This rental pool and the 24 units are all maintained, managed, marketed, and utilised by The Ritz-Carlton, allowing owners 10 weeks' usage per year and in return offering carefree ownership and ever-increasing triple-net return.* As the owner of Residence #116 you will be welcomed into a grand foyer leading to the expansive great room with breathtaking views to your beachfront paradise. A chef's kitchen to satisfy even the most discerning culinary critic. You and your guests will enjoy three primary sized rooms all with adjoining ensuites and all with private and direct, beachfront access to Seven Mile Beach. In fact, two of the bedrooms and the main living room are sitting mere steps away - if you reach far enough you may be able to make a sandcastle from your personal covered patio! This triple net return Residence comes with all the amenities of this 5-Star property including your own personal concierge, bellmen, and services provided by the Ladies and Gentlemen of the Ritz-Carlton. Two Golf Course Memberships to Blue Tip Golf Course, designed by Greg Norman, La Prairie Spa, fabulous gym, The Ambassadors of the Environment Kid's Club, two Resort pools, exciting children's splash park, and dining options that are arguably the best in the Caribbean. Residence #116 is the perfect investment for a family or investor wanting to enjoy the capital appreciation of a Cayman Island's residence, with all the benefits of one of the most well-run rental programs in the travel industry. *Please note that in the information data, the income is noted as Gross Income. The words Gross Inc... [View More](#)

PROPERTY FEATURES

Views	Beach Front
Den	No
Block	12C
Parcel	451/3H1H8
Foundation	Slab
Stories/Building	7
Den	No
Furnished	Yes
Number of Units	46
Stories/Condo	1
Gross Annual Income	US\$ 200,000
Monthly Maintenance Cost	US\$ 1
Floor Level	1
Occupant	Short Term
Construction	Block
Class	Existing
Property Features	City water, Fence, Pool, Tennis Courts, Washer/Dryer, Kitchen, Dining Area, Breakfast, Utility, Living Room, Refrigerator, Dishwasher, Disposal, Microwave
Land Certificate	Not Issued
Possession	At Closing
Title	Leasehold
Sea Frontage	600
Insurance Included in Maintenance	Yes
Sewage Included in Maintenance	Yes
Air Conditioning	MULTI-ZONE
Porch	Unscreened
TV	Cable
How Shown	By Appointment/List

PRESENTED BY



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IMAGES

