

## WEST PALM CONDOS #17 - REDUCED!

West Bay North West, Cayman Islands

MLS# 419289

**CI\$499,999**





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Discover the perfect balance of style and functionality in this beautifully fully renovated condo located in the peaceful West Palm Condos, Unit #17. Offering 1,085 Sq Ft of well-designed living space, this 2-bedroom, 2-bathroom residence provides a fresh, modern atmosphere ideal for comfortable island living. Key Features: • Thoughtfully laid out open-plan living space with abundant natural light • Contemporary kitchen with quartz countertops and new appliances – stylish and practical • Spacious, bright, and welcoming master bedroom, perfect for relaxing • Second bedroom is more compact but highly functional – ideal as a guest room, office, or child's room • 2 modern bathrooms with quality finishes • Every detail has been designed to create a clean, stylish, and inviting home • All windows have been replaced with hurricane-impact glass – ensuring safety, energy efficiency, and peace of mind • All windows are also treated with reflective privacy film, offering a mirrored exterior effect that enhances daytime privacy and helps reduce heat and glare from the sun – keeping your home naturally cooler and more comfortable • New standing seam metal roof • Charming front patio surrounded by palm trees and bougainvillea, adding privacy, tropical character, and contributing to a cooler interior environment • Pet-friendly complex – bring your furry friends with you! Total renovation was done in June 2024, new kitchen, new appliances, new bathrooms, new furniture, etc... The approximate cost was CI\$ 50,000. The Single Zone air conditioning system works very efficiently and is professionally maintained on a quarterly basis. New hurricane resistant windows were installed in November 2024 at a cost of about CI\$ 7,500. New furniture (bed, sofa, tables, mirrors, television, book shelves, etc...) costing about CI\$ 10,000, will be included in the sale price. The new standing seam metal roof just installed (May 2025) has cost each condo owner about CI\$ 8,000. That means no stressful renovations for you – it's all been taken care of! This is a turn-key unit – just pack your bags and move into your new home without a worry! Located in the newest block of West Palm Condos, built in 2002, the unit sits in a quiet yet convenient location, close to schools, shopping, restaurants, and the beautiful beaches of West Bay. Perfect opportunity for first-time Caymanian buyers! Benefit from the Stamp Duty exemption and make this your first step into homeownership. Whether you're looking for a primary residence or a smart investment, this unit is a must-see! If you're thinking about an investment, don't let this opportunity pass you by! The unit was formerly owner-occupied, but is now vacant and easy to show! It has strong rental income potential with an estimated long-term rental value of approximately CI\$ 3,200 per month. Contact us today to schedule your private showing and start your next chapter at West Palm Condos!

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	419289	Condominium

Key Details

Bed	Bath	Block	Parcel
2	2	4E	599H17
Year Built	Sq.Ft.		
2002	1085.00		

Additional Features

Block	Den	Parcel	Views
4E	No	599H17	Garden View
Foundation	Floor Level	Furnished	Den
Slab	1	Yes	No