

## OLEA 107, CANAL FRONT 3 BED DUPLEX - MOTIVATED

Seven Mile Beach, Cayman Islands

MLS# 418817

**US\$2,395,000**





**Sloane Rhulen**

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Olea Duplex 107 is a canal front residence located in the heart of the desirable community of Olea. Developed by NCB and Dart, this residence blends modern design with Caribbean charm. The 2,970 sqft home features an open-plan living and dining area, three bedrooms, and 3.5 bathrooms. The layout maximizes space and functionality with high ceilings and large patio doors leading to a private terrace and garden. The kitchen, perfect for entertaining, includes an oversized island, breakfast bar seating, Bosch appliances, quartz countertops, and custom cabinetry. Step outside to your private pool and garden area where you can spend the perfect weekend entertaining friends & family. Upstairs, each of the three well-proportioned bedrooms has its own ensuite bathroom, along with a large laundry room. The master suite has a balcony, perfect for morning coffee with the north sound breezes, overlooking the canal. Olea offers resort-style amenities such as a tropical swimming pool with a lazy river, fitness center, herb garden, yoga space, and communal BBQ area. This sustainable development includes geothermal cooling, solar panels, and electric car charging stations to minimize its carbon footprint. Conveniently located near the Camana Bay Town center, Olea 107 provides easy access to the island's central hub for shopping, dining, entertainment, fitness facilities, and health & wellness. The new Health City facility is nearby, offering state-of-the-art medical care. The community is walkable and connected, just a 10-minute walk from Seven Mile Beach and a short stroll from all of Camana Bay's attractions. This is the real difference.

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Reduced</b>	<b>418817</b>	<b>Condominium</b>

## Key Details

Bed <b>3</b>	Bath <b>3.5</b>	Block <b>13C</b>	Parcel <b>31V5H7</b>
Year Built <b>2023</b>	Sq.Ft. <b>2970.00</b>		

## Additional Features

Block <b>13C</b>	Den <b>No</b>	Parcel <b>31V5H7</b>	Views <b>Canal Front</b>
Sea Frontage <b>1</b>	Foundation <b>Slab</b>	Furnished <b>Yes</b>	Den <b>No</b>

Garage

**Yes**