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AURA #107, - GROUND FLOOR 3 BED POOLFRONT RESIDENCE

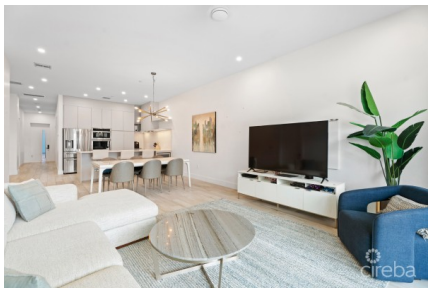
Prospect / Newlands, Cayman Islands

MLS# 420568

US$1,200,000

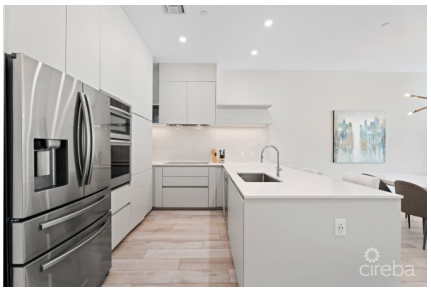












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Sloane Rhulen
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Located on the ground floor at AURA, this 3-bedroom, 3.5-bathroom residence offers 1,864 sq. ft. of well-planned interior space with direct views over the pool and easy access to outdoor amenities. Furnished in detail by Anna Hislop, the condo is fully turnkey and includes two designated parking spaces. The layout is centered around an open-plan kitchen, living, and dining area, with large doors that open directly onto a spacious private patio. Positioned just steps from the pool, the outdoor area works as an extension of the living space - ideal for entertaining or relaxed day-to-day use. All three bedrooms include en-suite bathrooms, providing comfort and privacy for both residents and guests. The interiors are bright and functional, with clean finishes, built-in storage, and a full laundry room with additional space for storage. The unit is also equipped with 15 dedicated solar panels, supporting lower running costs and improved energy efficiency. AURA is a modern waterfront development known for its clean architectural lines and thoughtfully planned layout. Residents have access to a circular resort-style pool and a lap pool, a fitness studio, landscaped gardens, BBQ area, and a children’s play space – all set along a quiet stretch of South Sound’s shoreline. Enjoy direct access to the calm waters of South Sound, ideal for paddleboarding and snorkeling, with Smith Cove and Spotts Beach just minutes away. Positioned on South Sound Road across from Hurley's and within walking distance to Grand Harbour and Harbour Walk, the location offers easy access to shopping, dining, fitness studios, schools, and George Town’s business district – making day-to-day life simple and convenient for families and professionals alike. With its ground-floor position, practical layout, and direct access to amenities, this residence is well suited to full-time living, a holiday property, or a solid investment opportunity.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**420568**	**Condominium**

Key Details

Bed	Bath	Block	Parcel
3	**3.5**	**23B**	**114V1H7**

Year Built	Sq.Ft.
2023	**1864.00**

Additional Features

Block	Den	Parcel	Views
23B	**No**	**114V1H7**	**Pool View**

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Floor Level	Furnished	Den	Garage
1	**Yes**	**No**	**No**

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