5 Bay Harbour Centre, West Bay Road, Grand Cayman
+1 (345) 938-1000
info@rhulens.com

AURA #303 - OCEANFRONT 2 BED PLUS DEN TOWNHOUSE RESIDENCE

Prospect / Newlands, Cayman Islands

MLS# 420567

US$1,175,000













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Sloane Rhulen
sloane@rhulens.com

Set across the third and fourth floors at AURA, this two-storey, 2-bedroom plus den, 2.5-bathroom townhouse-style residence offers 1,890 sq. ft. of interior space with ocean views and added privacy. Beautifully furnished by Anna Hislop, this contemporary home is fully turnkey. The main living level is bright and open, with a combined kitchen, dining, and living area facing the water. Large windows and doors bring in natural light and frame the view, while the layout provides clear separation between living and dining spaces without feeling closed off. Upstairs, both bedrooms are generously sized and include en-suite bathrooms. The additional den offers flexibility as a home office, TV room, or playroom. A guest powder room and separate laundry area add convenience for day-to-day living. 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. This residence works well as a full-time home, a low-maintenance holiday property, or an investment with strong rental appeal in one of Grand Cayman's most sought-after coastal communities.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**420567**	**Condominium**

Key Details

Bed	Bath	Block	Parcel
2	**2.5**	**23B**	**114V1H25**

Year Built	Sq.Ft.
2022	**1890.00**

Additional Features

Block	Den	Parcel	Views
23B	**No**	**114V1H25**	**Ocean Front**

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

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