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

# YOUR RENTAL PORTFOLIO STARTS HERE! | FOUR TURNKEY STUDIO UNITS IN WEST BAY

West Bay North West, Cayman Islands

MLS# 420590

## CI$1,196,000













Copyright © 2026 Rhulens.

Crafted By: WING CMS



**Sloane Rhulen**
sloane@rhulens.com

Morganville West Apartments present a compelling residential investment opportunity in West Bay—one of Grand Cayman's newest communities and well-connected rental markets, with consistent demand from both residents and workforce tenants. This offering comprises a portfolio of four (4) studio apartments, competitively priced and positioned within a segment of the market where new-build supply remains limited, supporting both rental stability and long-term capital appreciation. The units are designed with a focus on operational efficiency and broad tenant appeal, featuring: > Solar panel integration, reducing utility costs and enhancing net returns > Wheelchair-friendly and accessible layouts, expanding the tenant pool and supporting longer tenancy durations > Functional, low-maintenance interiors suited to high-occupancy use The property benefits from flexible income strategies, allowing for: > Stable long-term residential leasing > Short-term rental potential, including Airbnb-style nightly accommodations (subject to owner management and regulatory considerations) This dual-use capability provides optionality for investors to optimize yield based on market conditions. The development includes: > Swimming pool amenities > Ample on-site parking > A practical, low-maintenance design, supporting efficient ownership and management From an investment perspective, the asset is underpinned by: > Strong rental demand in West Bay > Entry pricing within an undersupplied segment of the market > Cost-efficient operations driven by sustainability features Morganville West Apartments are well suited for investors seeking to expand a residential income portfolio or acquire a high-yield entry asset with both income stability and upside through active management. **Leases in place so 48 hour notice is required**

## Essential Information

| Type | Status | MLS | Listing Type |
|---|---|---|---|
| **Business (For Sale)** | **Current** | **420590** | **Industrial** |

## Key Details

| Bed | Bath | Block | Parcel |
|---|---|---|---|
| **4** | **4** | **4B** | **281H17,H20,H21,H26** |

| Year Built | Sq.Ft. |
|---|---|
| **2025** | **1720.00** |

## Additional Features

| Block | Lot Size | Parcel | Views |
|---|---|---|---|
| **4B** | **1.27** | **281H17, H20, H21, H26** | **Garden View** |

Copyright © 2026 Rhulens.

Crafted By: WING CMS