

## ADEHYA: RUM POINT BEACHFRONT ESTATE - EXCLUSIVE PRE-COMPLETION PRICING

Rum Point, Cayman Islands

MLS# 420831

**US\$9,495,000**





**Sloane Rhulen**  
sloane@rhulens.com

Welcome to Adehya: "I Have Arrived." True to its name, this estate represents the ultimate arrival in beachfront luxury. Designed by renowned architect John Doak, this spectacular 8,634 sq. ft. estate commands a premium 0.62-acre parcel. Elevated 12 feet above sea level, the property overlooks a vibrant, reef-protected shoreline offering phenomenal coral reef snorkeling just steps from your back door. Featuring 6 bedrooms and 7.5 bathrooms, this home is masterfully designed for both family life and world-class entertaining. Every bedroom serves as a private sanctuary, featuring its own full en-suite bathroom, a private balcony, and spectacular, sweeping views. The sleeping quarters include a dedicated kids' quarters (bunk room) and a main-level guest suite that offers direct access to the beach. Step through the grand foyer to discover an open gallery concept, which allows for breathtaking, extended ceilings in the main living room. The interior seamlessly caters to luxury living with a gourmet kitchen featuring a spacious walk-in pantry, alongside a dedicated gym and a state-of-the-art media room. Practicality meets elegance with a custom mud/utility room, the ultimate convenience of laundry facilities on both floors, and a discreet service entrance to effortlessly maintain privacy during catered events or daily living. Your private outdoor oasis is equally impressive, built for seamless indoor-outdoor living. It features a resort-style pool and hot tub surrounded by an expansive sun deck, a fully equipped outdoor kitchen featuring a convenient adjacent half bath for alfresco dining, refreshing outdoor showers, and a serene yoga garden. Enjoy unparalleled proximity to the Rum Point Club, Kaibo, Bio Bay, and Starfish Point, plus the ultimate convenience of the nearby Kaibo Ferry for quick, scenic access across the sound to Camana Bay. Built with energy-efficient ICF construction and solar integration, Adehya offers modern sustainability without compromising on luxury. Currently fully drywalled and tiled, completion is slated for late 2026. The Investment Edge The Cayman Islands offer a fiercely protected, 100% tax-free environment. Positioned in a high-demand luxury market, Adehya boasts a projected gross rental income of \$650,000-\$750,000 USD annually, making it a powerhouse legacy asset. Instant Equity Advantage Purchasing now offers an exclusive pre-completion pricing advantage. As the estate reaches its turnkey stage, the listing price will be adjusted to reflect its full market value. Securing the property today allows early buyers to capture substantial, multi-million-dollar built-in equity. Don't miss this rare opportunity to claim your piece of paradise. Schedule your private site tour today to secure your pricing before the final market adjustment.

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>New</b>	MLS <b>420831</b>	Listing Type <b>Single Family Home</b>
---------------------------------------	----------------------	----------------------	---

## Key Details

Bed <b>6</b>	Bath <b>7.5</b>	Block <b>33B</b>	Parcel <b>49</b>
Year Built <b>2026</b>	Sq.Ft. <b>8634.00</b>		

## Additional Features

Block <b>33B</b>	Den <b>No</b>	Lot Size <b>0.62</b>	Parcel <b>49</b>
Views <b>Beach Front</b>	Sea Frontage <b>100</b>	Foundation <b>Slab</b>	Furnished <b>No</b>
Den <b>Yes</b>	Garage <b>No</b>	Zoning <b>Low Density residential</b>	