

## 42 EIFFEL DR. - 3 BED HOUSE IN BREAKERS

Breakers, Cayman Islands

MLS# 419412

**CI\$535,000**





**Sloane Rhulen**  
sloane@rhulens.com

Income-Generating Property on Eiffel Drive, Breakers Built in 2019, well maintained, and positioned on elevated land above street level, this dual-unit property in Breakers offers a modern, flexible layout with excellent rental income. The raised elevation provides improved drainage and protection during heavy rains, making this a smart long-term investment. Sitting on a 0.22-acre lot, the property features approximately 1,600 sq ft of total living space and can easily be converted back into a single-family home, thanks to a sealed internal doorway between the two units. Property Overview: • Lot size: 0.22 acres • Total area: Approx. 1,600 sq ft • Configuration: o Unit 1: 2 Bedrooms, 2 Bathrooms o Unit 2: 1 Bedroom, 1 Bathroom • Convertible layout: Units are separated by a sealed internal door, allowing easy reunification into one home • Access: Each unit has private front and rear entrances • Outdoor Space: Shared backyard garden, ideal for relaxing or BBQs • Parking: Front yard fits up to 3 vehicles • Monthly Rental Income: o Unit 1: CI\$ 1,900 o Unit 2: CI\$ 1,100 o Total: CI\$ 3,000 UNIT 1 – 2 Bedrooms / 2 Bathrooms • Bright and spacious interior with tiled flooring throughout • Entry opens into a comfortable living and dining area • Generous kitchen with Whirlpool appliances and electric stove • Work-from-home friendly: space accommodates a dedicated desk or office nook • Laundry room with: o Washer & dryer o Utility sink o Ample storage • Private front and rear access UNIT 2 – 1 Bedroom / 1 Bathroom • Compact yet highly functional layout • Tiled flooring throughout • Efficient kitchen with gas stove • Washer and dryer integrated into kitchen area • Private front and rear access • Ideal for singles or couples This is a fantastic opportunity to own a flexible, income-generating property in a peaceful and growing community. Whether you want to keep it as an investment, live in one unit and rent the other, or convert it back into a single-family home — the choice is yours. Contact us today to schedule a viewing and learn more about this rare find in Breakers!

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	419412	Single Family Home

Key Details

Bed	Bath	Block	Parcel
3	3	56C	86
Year Built	Sq.Ft.		
2019	1600.00		

Additional Features

Block 56C	Den No	Parcel 86	Views Garden View
Foundation Slab	Furnished Yes	Den Yes	