

## BRITANNIA REGENTS COURT , 4 BED PLUS DEN

Seven Mile Beach, Cayman Islands

MLS# 419128

**US\$2,100,000**





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Discover this Britannia two-storey condo, upgraded throughout with a strong return on investment. Nearly 3,500 sq. ft., 4 beds + bonus room, and 4.5 baths. Featuring a flexible layout with main-floor bedrooms (all ensuites), open-plan living/dining, and large private patio. Bonus room upstairs can be office, TV lounge, games room, or 5th bedroom. Located in the heart of the Seven Mile Beach corridor, this property offers easy access to Camana Bay, George Town, and the beach. The community is secure (24hr security), pet-friendly, and well-suited to families, with pools, hot tubs, BBQ areas, and covered parking right at your doorstep. Several upgrades are currently underway, including a pool renovation scheduled for September, the conversion of the former strata manager’s home into a full gym, and the addition of 12 new parking spaces. Importantly, the Britannia court case has been resolved, with no special assessments—providing clarity and peace of mind for future owners. Short-term rentals are permitted, making this a flexible option for both homeowners and investors. With a strong rental history, the property offers an estimated 8% gross return-on-investment and 6% net return-on-investment. Full financials are available on request. Whether you're looking to invest or settle in, this is a smart opportunity in a prime central location.

Essential Information

|                        |         |        |              |
|------------------------|---------|--------|--------------|
| Type                   | Status  | MLS    | Listing Type |
| Residential (For Sale) | Reduced | 419128 | Condominium  |

Key Details

|            |         |       |        |
|------------|---------|-------|--------|
| Bed        | Bath    | Block | Parcel |
| 4          | 4.5     | 12D   | 40H28  |
| Year Built | Sq.Ft.  |       |        |
| 1994       | 3461.00 |       |        |

Additional Features

|            |           |        |                        |
|------------|-----------|--------|------------------------|
| Block      | Den       | Parcel | Views                  |
| 12D        | No        | 40H28  | Garden View, Golf View |
| Foundation | Furnished | Den    |                        |
| Slab       | Yes       | Yes    |                        |