

Stunning Seaside Sandy Beach Villa in East End

East End

MLS# 420507

US\$4,200,000





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- **Seaside Villa – A Refined New Beachfront Retreat in Grand Cayman’s East End**

Brand-new **Seaside Villa** is a beautifully executed contemporary beachfront home set along Grand Cayman’s East End sandy beach coast. Designed for relaxed coastal living, this five-bedroom, five-and-a-half-bathroom residence sits on a rare 0.3-acre oceanfront parcel with approximately 100 feet of powder sand beach and direct access to calm, reef-protected waters—ideal for snorkeling, kayaking, and paddleboarding right from your doorsteps. A wooden dock is planned and will be built, adding yet another dimension to life by the sea, whether for boating, sunset drinks, or dining over the water.

From the moment you arrive, Seaside Villa feels quietly special: elegant without being formal, luxurious without being overstated, and thoughtfully designed for families and guests who value space, privacy, and connection to the ocean.

- **Architecture, Setting, and Flow**

Offering approximately 4,500 square feet of interior living space, the villa is elevated on a naturally raised, rectangular beachfront lot, with the structure positioned up to 12 feet above sea level. The ground floor sits at approximately 14 feet, creating a strong sense of openness and uninterrupted views across the Caribbean Sea.

A dramatic glass entry door opens into a light-filled, open-plan living and dining space where the ocean immediately becomes the focal point. Floor-to-ceiling windows frame endless blue horizons, while nearly 11-foot ceilings give the main living areas an airy, expansive feel. This level is designed for easy entertaining and everyday comfort, anchored by a welcoming living area with a 75” television for relaxed evenings.

Also on the ground floor is a generous ensuite king bedroom opening directly onto the pool terrace—perfect for guests or multi-generational living—along with a striking powder room featuring sculptural finishes.

The home is built using ICF construction with spray-foam insulation, hurricane-rated windows, and a 15kW solar system. Climate control is handled by a six-zone Mitsubishi air conditioning system with smart thermostats, ensuring comfort and efficiency year-round. Ceiling heights measure approximately 10 feet on the first floor and 9 feet on the upper level.

- **A Kitchen Designed to Gather Around**

The kitchen is both refined and highly functional, designed as a natural gathering point for family and friends. Custom Italian Pooley cabinetry wraps the space, centered around an oversized quartz island with seating for five. The island and full-height backsplash feature book-matched quartz, creating a clean, cohesive visual flow.

A dedicated enclosed pantry with swinging doors and LED-lit shelving provides generous storage for provisions, wine, and

Property Features

Type
Residential (For Sale)

Status
Current

View
Beach Front

Listing Type
Single Family Home

Bed
5

Bath
5.5

Sq Ft
4,490

Block/Parcel
75A / 252

Area
75

Year Built
2026