TEAM KUTTNER
agents extraordinaire

Seven Mile Shops, 215B West Bay Road, Seven Mile Beach, PO Box 30189, KY1-1201, Cayman Islands
+1 (345) 321 4611
zane.kuttner@remax.ky

5 Canal Front Multifamily Properties | Snug Harbour – Investment Portfolio Opportunity

W Bay Bch South

MLS# 421252

US$17,995,000



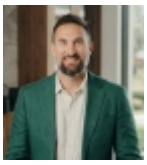












Zane Kuttner
+1 (345) 321-4611
zane.kuttner@remax.ky

A unique opportunity to acquire a portfolio of **five canal-front multifamily properties comprising of seven residential buildings, 28 apartments, approximately 700 feet of water frontage, and two swimming pools** in the highly sought-after **Snug Harbour** neighborhood along the prestigious **Seven Mile Corridor**.

This well-maintained investment portfolio benefits from **consistent occupancy and strong tenant demand**, driven by its prime central location and attractive waterfront setting. All properties are situated along **Palm Heights Drive** and feature **private canal frontage with docks**, providing a highly desirable lifestyle amenity for residents.

The portfolio consists of **28 spacious two-bedroom, two-bathroom apartments**, all currently tenant-occupied, offering immediate income generation. Each unit includes **internal laundry facilities, ample on-site parking**, **external storage**, and accommodates both families and pets, broadening tenant appeal and supporting long-term occupancy.

Building styles and ages vary throughout the portfolio, creating a diverse asset mix, while all properties have been carefully maintained. Two of the properties also feature **swimming pools** set within attractively landscaped grounds, further enhancing resident satisfaction and rental desirability.

Positioned in the heart of the Seven Mile Corridor, the properties are within minutes of **Camana Bay, Seven Mile Beach, major supermarkets, schools, restaurants, and shopping amenities**. This exceptional location continues to benefit from **strong residential demand**, limited supply, and **long-term capital appreciation** potential.

Professionally managed and fully occupied, this portfolio presents a **hands-off investment opportunity** with established rental income, strong occupancy history, and significant future upside in one of Grand Cayman's most desirable residential markets.

In addition to its strong income profile, the portfolio offers multiple value-creation strategies. The current owner has already initiated the **stratification process**, creating the potential for future individual unit sales and an estimated **20% - 25% increase in aggregate portfolio value** based on current market conditions. Investors may also explore **redevelopment opportunities** to further unlock value from these highly desirable waterfront holdings.

Detailed financial information, building specifications, and viewing arrangements are available upon request.

Property Features

Type	Status	View
Multi-Unit (For Sale)	Current	Canal Front, Pool View

Listing Type	Bed	Bath
Apartment Building/Condo Building	56	56

Sq Ft	Block/Parcel	Area
40,756	12C / 156,174,175,348,349	20

Year Built
1985