TEAM KUTTNER
agents extraordinaire

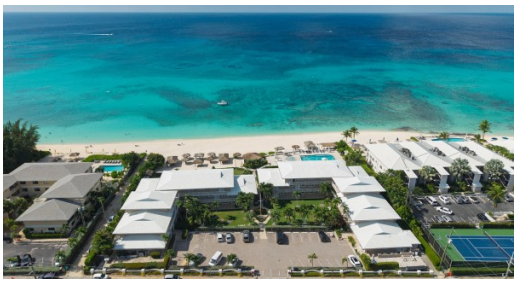
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Wide-Sand Beachfront on Seven Mile Beach | Refurbished 2-Bedroom Residence at Christopher Columbus

W Bay South

MLS# 421486

US$1,900,000



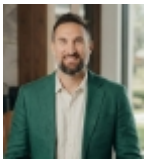












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Positioned along one of the most desirable stretches of Seven Mile Beach, this third-floor penthouse residence at Christopher Columbus presents an opportunity to own a property within an established beachfront development renowned for its expansive beach, beautiful ocean views, and compelling long-term investment potential.

The Residence

This fully refurbished two-bedroom, two-bathroom residence has been enhanced throughout, featuring a modern kitchen with contemporary cabinetry and stainless steel appliances, together with a Miele washing machine and dryer. The living area and private balcony enjoy stunning sea views, with the balcony recently re-tiled and its railings replaced. With no neighbouring residences immediately to either side, the property enjoys an added degree of privacy and separation from adjoining units, and is further complemented by a private, secure outdoor storage closet.

The Beach

One of the property's most compelling attributes is the beachfront itself. Christopher Columbus enjoys nearly 300 feet of beachfront frontage, with approximately 127 feet of sand extending from the edge of the development's lawn area to the property's seaward boundary, with a further stretch of sand continuing down to the waterline. This extensive stretch of beach is a defining feature of Christopher Columbus, setting it apart from many other beachfront developments on Seven Mile Beach, with an exceptional amount of sand for residents to enjoy.

The Development

Christopher Columbus has recently undergone a comprehensive upgrade programme, with $475,000 invested in enhancing the walkways, railings and general common areas throughout the development. The property also benefits from a dedicated on-site management team, offering owners the option of placing their residence in the on-site short-term rental programme for a convenient, stress-free, and completely hands-off ownership experience, relieving them of the day-to-day responsibilities of managing and overseeing short-term rental commitments.

Ameneties

Residents and guests of Christopher Columbus enjoy access to a beachfront swimming pool, thatched beach palapas with lounge chairs, tennis courts, and pickleball facilities.

Investment Potential

Beyond the appeal of the residence itself, Christopher Columbus presents an interesting longer-term investment proposition.

The existing development comprises 30 residential units set across three-storey buildings, while the wider Hotel/Tourism-zoned site benefits from planning provisions allowing for densities of up to 25 apartments per acre and building heights of up to 10

Property Features

Type Condominium (For Sale)	**Status** New	**View** Beach View, Ocean View, Water View
Listing Type Condominium	**Bed** 2	**Bath** 2
Sq Ft 1,029	**Block/Parcel** 5D / 11H25	**Area** 25
Year Built 1979		