

## Amaray 1 Bedroom Contemporary Condominium

Prospect

MLS# 420216

**CI\$399,000**







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### Unit 2 – Amaray Condominiums, Grand Cayman

Welcome to Unit 2 at Amaray Condominiums, a modern and beautifully maintained ground-floor residence offering comfort, efficiency, and privacy in a quiet residential setting—paired with exceptionally low strata fees. This thoughtfully designed unit features high ceilings and an open-concept layout, creating a bright and airy living and dining space. The contemporary kitchen is finished with sleek grey cabinetry, quartz countertops, stainless steel appliances, and a generous island, ideal for everyday living and entertaining.

The living area opens directly to a private rear patio and garden area, providing a peaceful outdoor extension of the home—perfect for relaxing, entertaining, or enjoying the outdoors with easy access to nearby walking paths and landscaped grounds. Mature hedging enhances privacy, offering a rare, home-like feel within a condominium setting. The bedroom is well-proportioned with custom built-in storage, while the modern bathroom features clean-lined finishes, a floating vanity, and a glass-enclosed walk-in shower. Additional highlights include in-unit laundry, impact-rated windows and doors, modern ceiling fans, and a Google Nest smart thermostat for energy-efficient climate control and remote access.

Amaray Condominiums is a low-density, contemporary development with ample parking and a clean, modern aesthetic. Low strata fees of approximately \$305 per month, including insurance, make this an attractive and cost-efficient option for owner-occupiers and long-term rental investors alike.

#### Key Features:

Ground-floor unit with private rear garden & patio

Modern kitchen with island & stainless steel appliances

Google Nest smart thermostat

High ceilings & open-concept layout

Outdoor space ideal for relaxing, entertaining, and nearby walks

In-unit washer & dryer

Contemporary bathroom with walk-in shower

Low strata fees: approx. \$305/month including insurance

Quiet, well-maintained complex

Excellent owner-occupier or investment opportunity

Unit 2 at Amaray Condominiums offers modern island living, smart-home convenience, private outdoor space, and low monthly holding costs—an increasingly rare and highly desirable combination in today's market.

## Property Features

Type  
Condominium (For Sale)

Status  
Pen/Con

View  
Garden View

Listing Type  
Condominium

Bed  
1

Bath  
1

Sq Ft  
721

Block/Parcel  
22D / 179H2

Area  
40

Year Built  
2021