

**MANDALAY- "ONE OF SIX"**

West Bay / North West Point, Cayman Islands

**PROPERTY DETAILS**

Price: US\$8,700,000	MLS#: 417322	Type: Residential
Listing Type: Condominium	Status: Reduced	Bedrooms: 3
Bathrooms: 3.5	Built: 2001	
Sq. Ft.: 4,333		

**PROPERTY DESCRIPTION**

Mandalay Unit 1- an exclusive enclave of just six luxury residences all sharing a northern section of prestigious Seven Mile Beach. The complex was developed by Cayman's long time proven developer - Brian Butler. The building has just 3 levels of two residences per floor - resulting in each unit being an end unit. An elevator services all levels including the underbuilding parking garage. The current owner of Unit 1, a highly experienced developer in Kentucky, undertook a complete restoration of his residence taking it back to the cement walls and floors. All interior partitions and finishes were removed and re-established to meet the family's particular standards. All design and execution took place under the careful eye of MJM Design and Architecture. All new finishes and all equipment were personally selected by the owner concentrating on only quality and ignoring cost. A complete state of the art TV/audio/visual system was installed by local audio & sound experts @ 345AV Ltd. The MEP systems including all a/c ducting, plumbing piping and electrical wire were replaced and upgraded resulting in a finished BRAND NEW residence. The large den can be easily used as a fourth bedroom with on-suit. The building itself went under a USD \$ 1.200,000 upgrade in 2023 including CAT 5 hurricane rated windows and doors, complete exterior painting , new screens and exterior lighting. The complex gym was renovated and fitted out with the latest Technogym equipment. The residence comes with an oversized under-building parking area of 432 sq. ft that will comfortably accommodate 3 cars along with a separate locked 144 sq. ft storage room with climate-controlled A/C. This residence is a must see to appreciate the amount of detail and quality only offered in properties exceeding \$10M. Shown by appointment only.

**PROPERTY FEATURES**

Views	Beach Front
Block	10E
Parcel	3H1/H7
Foundation	Slab
Garage	3
Sea Frontage	100

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