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**MORGANVILLE BUILDING 4 FLOOR 2 STUDIO UNIT D7**

West Bay / North West Point, Cayman Islands

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**PROPERTY DETAILS**

Price: CI\$249,000	MLS#: 414854	Type: Residential
Listing Type: Condominium	Status: New	Bedrooms: 1
Bathrooms: 1	Built: 2023	
Sq. Ft.: 437		

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**PROPERTY DESCRIPTION**

A move-in-ready, second floor, studio apartment in Morganville, West Bay's newest development. Conveniently located on the corner of Boatswain's Bay and Fountain Road, this apartment is affordably priced and eligible for the stamp duty waiver for first-time Caymanian buyers. The home also comes completely furnished with everything needed for everyday living, right down to the kitchen spoons. Moreover, thanks to the community's energy-efficient solar paneling, residents benefit from significantly reduced electricity bills. Boasting a modern design, Morganville studios exude a simple and easy lifestyle in the the West Bay area. Relax in your living room, furnished with a convertible sofa bed and TV stand, and tiled in a rustic wood color with neutral paint colors. Enjoy cooking in the spacious kitchen with a counter top stove, refrigerator, and ample cabinet space. The adjacent dining area features a Quartz dining room table and chairs for breakfasts. The studio also comes complete with all your kitchen crockery, cutlery, and glassware. The bedroom is filled with natural light thanks to a large window. Its furnishing includes a queen-sized bed, matching bedside tables, and a custom built-in closet. The bathroom floors and walls offer a unique and easy-to-maintain grey stone tile, as well as modern fixtures such as an LED mirror and an optional mounted shower chair for support and comfort. Steps from your apartment, you will find the complex swimming pool, dedicated parking, and shared laundry facility, surrounded by beautifully landscaped gardens. Affordably priced with energy efficiency savings. Move-in and rental ready with complete furnishings from top to bottom. This studio apartment is an excellent property investment for first-time buyers or investors. Morganville is made for you. The development broke ground in late April 2022 and is on schedule for completion in April 2023.

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**PROPERTY FEATURES**

Views	Inland
Block	4B
Parcel	281D7
Foundation	Slab
Floor Level	1
Sea Frontage	NA

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**PRESENTED BY**

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IMAGES

