
BRITANNIA REGENTS COURT , 4 BED PLUS DEN

West Bay / North West Point, Cayman Islands

PROPERTY DETAILS

Price: US\$2,275,000	MLS#: 419128	Type: Residential
Listing Type: Condominium	Status: Current	Bedrooms: 4
Bathrooms: 4.5	Built: 1994	
Sq. Ft.: 3,461		

PROPERTY DESCRIPTION

Discover this Britannia two-storey condo, upgraded throughout with a strong return on investment. Nearly 3,500 sq. ft., 4 beds + bonus room, and 4.5 baths. Featuring a flexible layout with main-floor bedrooms (all ensuites), open-plan living/dining, and large private patio. Bonus room upstairs can be office, TV lounge, games room, or 5th bedroom. Located in the heart of the Seven Mile Beach corridor, this property offers easy access to Camana Bay, George Town, and the beach. The community is secure (24hr security), pet-friendly, and well-suited to families, with pools, hot tubs, BBQ areas, and covered parking right at your doorstep. Several upgrades are currently underway, including a pool renovation scheduled for September, the conversion of the former strata manager's home into a full gym, and the addition of 12 new parking spaces. Importantly, the Britannia court case has been resolved, with no special assessments—providing clarity and peace of mind for future owners. Short-term rentals are permitted, making this a flexible option for both homeowners and investors. With a strong rental history, the property offers an estimated 8% gross return-on-investment and 6% net return-on-investment. Full financials are available on request. Whether you're looking to invest or settle in, this is a smart opportunity in a prime central location.

PROPERTY FEATURES

Views	Garden View, Golf View
Block	12D
Parcel	40H28
Foundation	Slab
Floor Level	2

PRESENTED BY

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IMAGES



