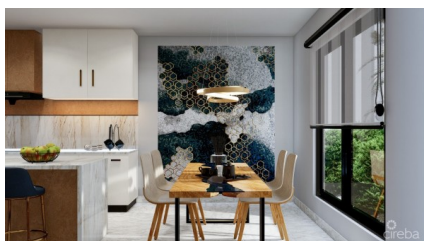
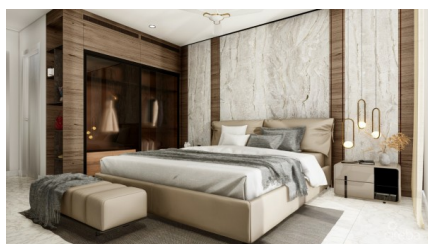


## AMARA WEST BAY - BRAND NEW DUPLEX | UNIT 1

W Bay North West, West Bay, Cayman Islands

MLS# 419178

**CI\$849,000**





**Kerri Kanuga**  
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Following the success of ARZA, the developer team is proud to introduce AMARA—a stunning, meticulously designed duplex located just minutes from the world-renowned Seven Mile Beach. With construction now underway, this exceptional project promises a lifestyle of comfort and convenience in one of Grand Cayman’s most sought-after areas. Spanning over 2,000 sq ft, this 3-bedroom, 3.5-bathroom residence has been crafted with uncompromising attention to detail, blending modern elegance with practical living. Step through the covered porch and welcoming hallway to discover an open-plan living space that is both stylish and functional. The custom-designed kitchen features a sleek island, premium smooth-finished cabinetry, and high-quality stainless steel appliances. The living area is thoughtfully curated with a media wall, finished with wood panels and built-in cabinetry, adding both charm and ample storage. Upstairs, all bedrooms feature private en-suite bathrooms, ensuring comfort and privacy for every resident. The expansive master suite is truly a retreat, offering a free-standing soaking tub, walk-in shower, and double sinks, complemented by a spacious his & hers walk-in closet. Richly accented stone feature walls in each bedroom add a touch of sophistication and warmth. AMARA’s thoughtfully designed outdoor space includes a semi-private garden with a decked patio, offering a perfect canvas for personal touches and relaxation. Parking is never an issue, with two dedicated parking spots and a fully tiled garage providing ample space. Built with reinforced steel and concrete, AMARA features thermally insulated exterior walls, acoustically insulated interior walls, floors, and ceilings, as well as 6x6 ft hurricane impact-rated windows. The 9 ft ceilings enhance the sense of space and light, creating a welcoming atmosphere throughout. Nestled within a tranquil residential neighborhood, AMARA offers easy access to Grand Cayman’s main hubs, combining peaceful living with convenience and connectivity. With planning approval secured and ground now broken, AMARA is well on its way to becoming a premier address in the area. AMARA seamlessly blends functionality, beauty, and sophistication. Don’t miss your chance to secure your spot in this unique community. Reach out today for more information.

Essential Information

Type	Status	MLS	Listing Type
Stand Alone Home (For Sale)	Current	419178	Semi-Detached/Duplex/Triplex

Key Details

Bed	Bath	Block & Parcel	Den
3	3.5	4C,654UNIT1A	No

Year Built  
**2025**

Pets Allowed  
**Yes**

**Additional Feature**

Views  
**Garden View**

Foundation  
**Slab**

Floor Level  
**1**

Garage  
**1**

Block  
**4C**

Parcel  
**654UNIT1A**