

INCOME-PRODUCING RESIDENTIAL PORTFOLIO --4 STUDIOS IN WEST BAY

W Bay North West, West Bay, Cayman Islands

MLS# 420590

CI\$1,196,000





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Morganville West Apartments present a compelling residential investment opportunity in West Bay—one of Grand Cayman’s newest communities and well-connected rental markets, with consistent demand from both residents and workforce tenants. This offering comprises a portfolio of four (4) studio apartments, competitively priced and positioned within a segment of the market where new-build supply remains limited, supporting both rental stability and long-term capital appreciation. The units are designed with a focus on operational efficiency and broad tenant appeal, featuring: > Solar panel integration, reducing utility costs and enhancing net returns > Wheelchair-friendly and accessible layouts, expanding the tenant pool and supporting longer tenancy durations > Functional, low-maintenance interiors suited to high-occupancy use The property benefits from flexible income strategies, allowing for: > Stable long-term residential leasing > Short-term rental potential, including Airbnb-style nightly accommodations (subject to owner management and regulatory considerations) This dual-use capability provides optionality for investors to optimize yield based on market conditions. The development includes: > Swimming pool amenities > Ample on-site parking > A practical, low-maintenance design, supporting efficient ownership and management From an investment perspective, the asset is underpinned by: > Strong rental demand in West Bay > Entry pricing within an undersupplied segment of the market > Cost-efficient operations driven by sustainability features Morganville West Apartments are well suited for investors seeking to expand a residential income portfolio or acquire a high-yield entry asset with both income stability and upside through active management. ****Leases in place so 48 hour notice is required****

Essential Information

Type	Status	MLS	Listing Type
Multi-Unit (For Sale)	Current	420590	Apartment Building/Condo Building

Key Details

Block & Parcel	Acreage	Den	Year Built
4B,281H17,H20,H21,H26	1.2660	No	2025
Pets Allowed			
Yes			

Additional Feature

Block	Lot Size	Parcel
4B	1.27	281H17, H20, H21, H26

Views
Garden View

Foundation
Slab

Property Feature

Furnished