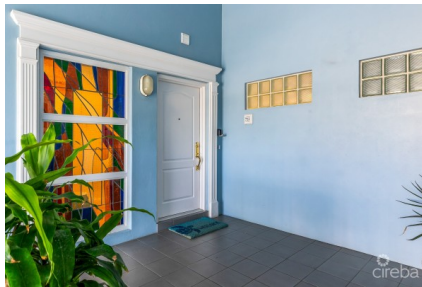


BRITANNIA REGENTS COURT , 4 BED PLUS DEN

W Bay Bch South, West Bay, Cayman Islands

MLS# 419128

US\$2,275,000





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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.

Essential Information

Type	Status	MLS	Listing Type
Condominium (For Sale)	Current	419128	Condo

Key Details

Block & Parcel	Den	Year Built
12D,40H28	No	1994
Pets Allowed		
Yes		

Additional Feature

Foundation	Floor Level
Slab	2

Property Feature

Furnished