



## CENTURY 21

Thompson Realty  
Cayman Islands

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# LAVANIA COURT 2 BED EXECUTIVE HOME

**CIREBA# 415098**

Bodden Town / Breakers (Grand Cayman) 📍 Cayman Islands

**MLS# 1149809**

Condos/Apartments

**495,000**



**CIREBA#:** 415098

**District/Area:** Bodden Town / Breakers (Grand Cayman)

**Region/Country:** Cayman Islands

**Available:** At Closing

**Prop.Type:** Condos/Apartments

**Prop.View:** Garden View

**Beds:** 2

**Baths:** 2½

**Living Space:** 1,662 ft<sup>2</sup>

**Building Type:** Attached

**Year Built:** 2023

**Land Zoning:** Residential

**Class:** Residential

## Features and Amenities

### Appliances

Electric Stove  
Refrigerator  
Dishwasher  
Microwave

### Air Conditioning

Split Level A/C

### Laundry

Washer/Dryer in Unit

### Yard / Landscaping

Landscaped

### Television

Cable

### Rooms

Kitchen  
Living Room  
Dining Room  
Breakfast Area  
Utility Room

### Building - Framing

Concrete Blocks

### Water Supply

City Water

### Building - Foundation

Slab

### Sewage system

Septic tank

## Remarks

Lavania Court is a collection of 12 brand new town house units situated in a quiet, growing residential area in Lower Valley within close proximity to Town, beaches, schools and shops. This experienced developer - main contractor on FIN and The Watermark projects - is bringing a little modern contemporary to the countryside just 15 minutes from George Town Central (off-peak). This end unit property is designed to high performance building standards and finished to meet the expectations of a proud home owner. Lavania Court has two bedroom, two and a half bathroom townhomes built on a spacious plot of 1 acre boasting a large master bedroom (168sq ft) with a walk in closet (35sq ft) and a master bathroom (108sq ft) featuring a freestanding bath, glass panel shower, double vanity units with storage room and a separate toilet. All floors will be tiled with wood-look plank ceramic tiles evoking a calm environment and a sense of nature - home sweet home. All units include stainless steel Whirlpool appliances, sleek shaker style cabinetry and white quartz counter tops. Estimated completion Q1 2024. Contact me today for more details, this unit won't last long!

### Directions

Travelling East on Shamrock Road, approximately 3mins passed Countryside Shopping Village , Will T Drive is on your left hand side . Approximately 2 mins dirve down Will T Drive on the left hand side you will see the Century 21 sign .