Contact
+1-345-916-7766
bettina@paradisepropertiescayman.com

ROSETT CLOSE DUPLEX BOTH FLOORS

Rosett Close, West Bay, Cayman Islands

PROPERTY DETAILS

Price: CI$1,600,000
Listing Type: Duplex
Bathrooms: 7
Sq. Ft.: 4535

MLS#: 420835
Status: Current
Built: 2026

Type: Multi-Unit
Bedrooms: 6

PROPERTY DESCRIPTION

BOTH FLOORS (Full Duplex Package) For the $1,600,000.00 Headline: New ICF Duplex • R 60 Hurricane Resilient Build • 4,535 sq ft • 6 Beds • 8 Baths • Turnkey Luxury Description: A rare opportunity to own a full ICF constructed duplex engineered to withstand major hurricanes and deliver exceptional long term energy efficiency. This 4,535 sq ft property features 6 bedrooms, 6 full bathrooms, 2 half baths, and premium finishes throughout both units. Built with 6" ICF exterior walls (approx. R 60), Miami Dade impact windows, and a standing seam metal roof, this is one of the most resilient and efficient duplexes available in West Bay. Each unit includes a full KitchenAid appliance package, quartz countertops, custom wood cabinetry, walk in closets, and ensuite bathrooms for every bedroom. The upper unit features 14' cathedral ceilings, while the lower unit offers oversized patios with LPG BBQ connections. Perfect for investors seeking strong rental yields or owners wanting a high quality, low maintenance property. Key Features: • 6" ICF exterior walls (approx. R 60 thermal value) • Miami Dade impact windows • Standing seam metal roof • Full LPG system (cooktop, water heater, dryer, BBQ) • Quartz countertops + custom cabinetry • KitchenAid appliance package • Ensuite bathrooms + walk in closets • 14' cathedral ceilings (upper unit) • Oversized patios (lower unit) • High efficiency AC • Fully landscaped + fenced • Brick paver driveway • Assigned parking (4 total) LOCATION ADVANTAGES • Minutes to Esterley Tibbetts Highway • Quick access to Seven Mile Beach corridor • Close to schools, groceries, and restaurants • Quiet residential street • Strong long term tenant demand Investment Highlights: • Long term rent per unit: CI$3,500–4,500/mo • Short term rent: CI$250–350/night • Projected yield: 6.5–8.5% • Low maintenance due to ICF + metal roof + LPG

PROPERTY FEATURES

Views	Garden View
Block	4D
Parcel	411H1, H2
Foundation	Slab
Zoning	Medium Density Residential
Furnished	Partially

PRESENTED BY



Bettina Baldwin
+1-345-916-7766
bettina@paradisepropertiescayman.com

IMAGES




PROPERTY LINE 76.0'
ROSETT CLOSE (178' OF FRONTAGE)
LOT 40357
PROPERTY LINE 21.7'
PROPERTY LINE 18.1'
PROPERTY LINE 30.9'
DRIVEWAY
DRIVEWAY
ENTRY
PATIO 1
PATIO 2
GRASS
PROPERTY LINE 132.7'
CAYMAN WATER CONNECTION
PROP. 1" PVC
PROPOSED METER BANK & 10"-1
UNDERGROUND PROPANE TANK
2-WAY EXTERIOR CLEANOUT
APPROXIMATE ROUTING OF ELECTRICAL SERVICE, FIELD VERIFY BEST ROUTE & COORD W/ CUC
1500 GALLON SEPTIC SYSTEM 6'x12'
PROPERTY LINE 34.0'
EX. 12" WATERLINE
PROPERTY LINE 101.4'
APPROX. LOCATION OF CUC TRANSFORMER
APPROX. LOCATION OF EX. CUC SERVICE POLE, CONFIRM WITH CUC
N
OVERALL SITE PLAN
SCALE: 1" = 10'-0"
LOT 40414 VACANT



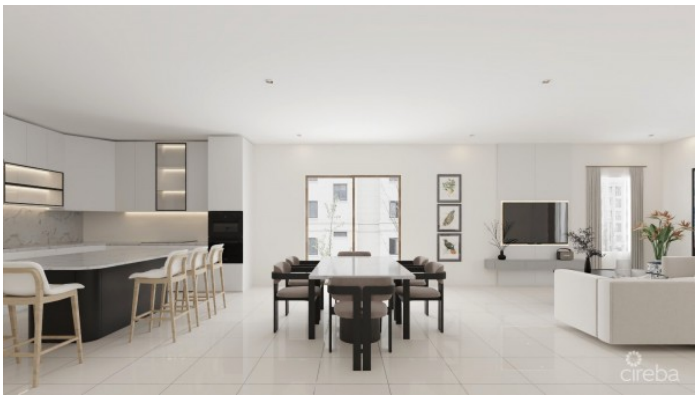






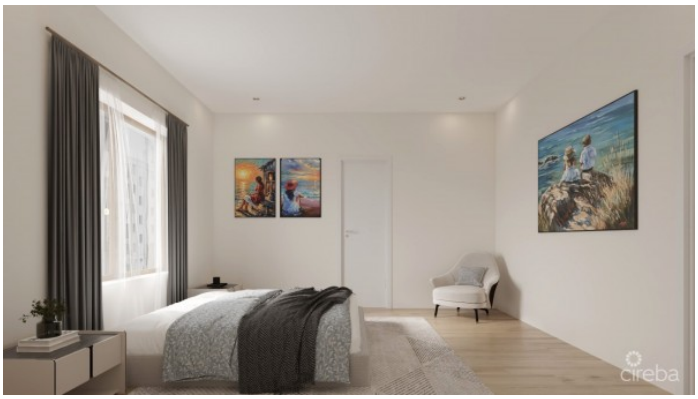




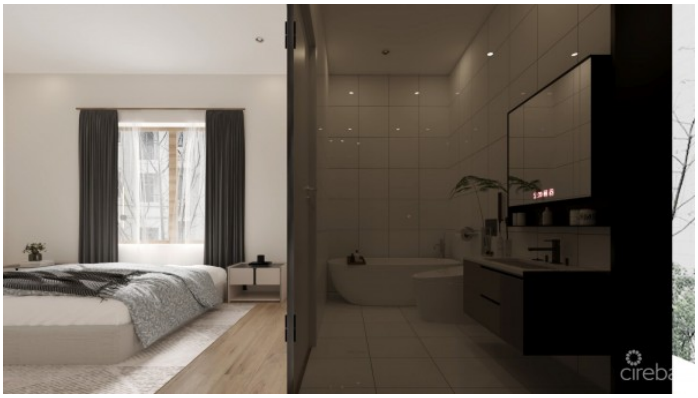


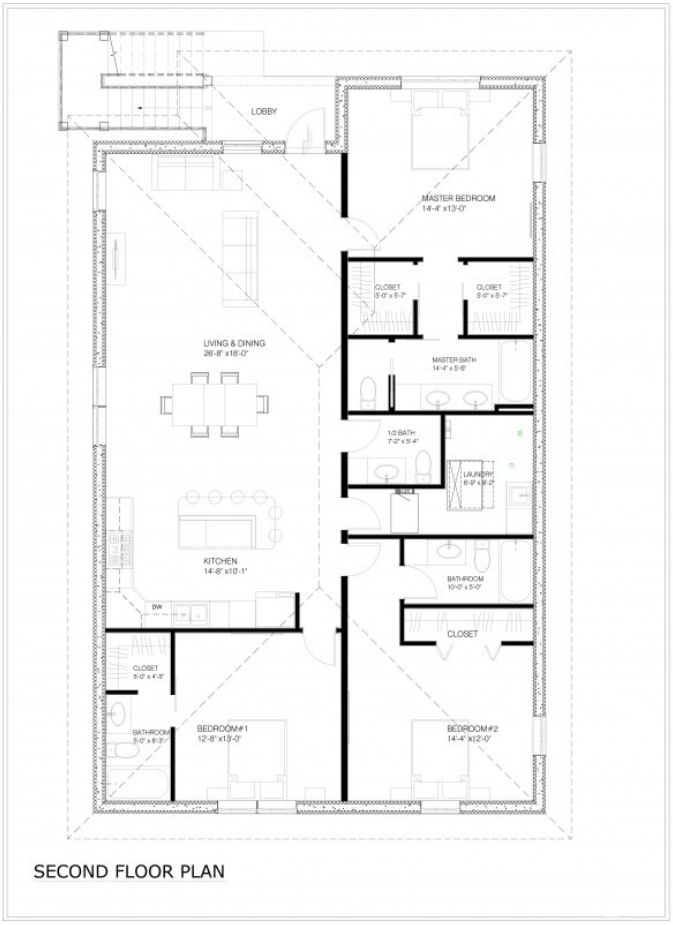




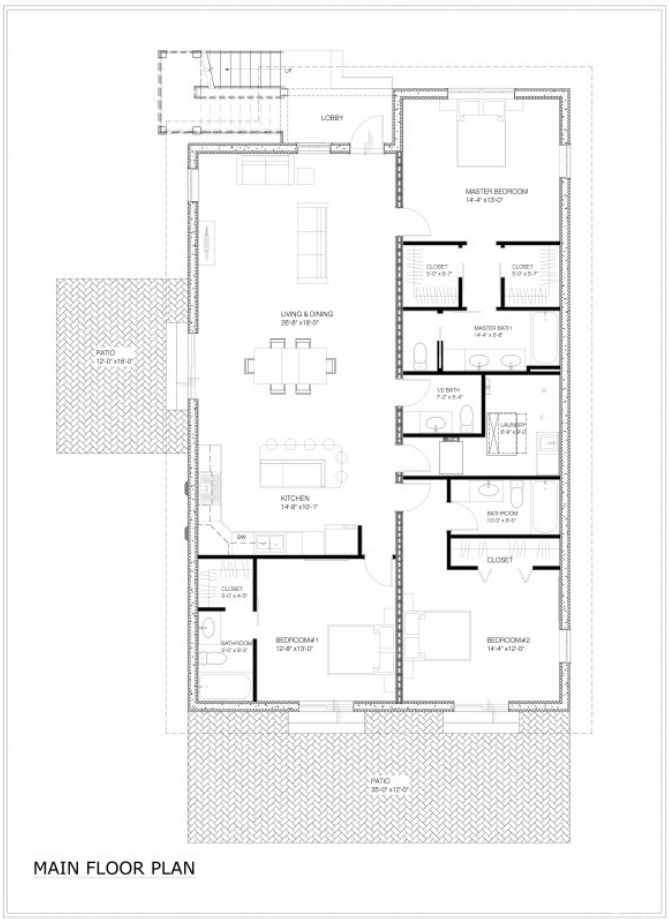








SECOND FLOOR PLAN



MAIN FLOOR PLAN













