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

NORTHSIDE PARTIALLY BUILT DUPLEX

North Side, Cayman Islands

PROPERTY DETAILS

Price: US$595,000
MLS#: 421382
Type: Residential
Listing Type: Semi-detached/Duplex/Triplex
Status: Pen/Con
Bedrooms: 6
Bathrooms: 5
Built: 2021
Sq. Ft.: 3537

PROPERTY DESCRIPTION

Partially Built Duplex – North Side, Grand Cayman Partially built 3,537 sq. ft. duplex in North Side, comprising three bedrooms and 2.5 bathrooms in each unit. The property has been vacant and construction has been inactive for approximately five and a half years. The main structure, walls, roof, windows and doors are already in place, although renewed planning and building approvals would be required. This property would be ideal for a builder, developer or someone looking for a renovation and completion project, offering the opportunity to finish the property to their own specifications. Mechanical, plumbing and structural plans, along with the original building permits, are available. Further Details Square Footage The original building permit (B18-0576) is for 3,536.95 sq. ft. over two storeys. This equates to approximately 1,768.5 sq. ft. per unit, with each unit comprising three bedrooms and 2.5 bathrooms. Materials Already Purchased and Installed The materials currently at the property have largely been installed rather than stored. These include: Roof, windows and exterior doors Interior doors, trims and baseboards Majority of the drywall Bathroom and shower wall tiling Internal staircases Septic system Electrical meter pedestal Construction work ceased on 10 March 2021, meaning the property has remained inactive for approximately five and a half years. The building had already been enclosed before construction stopped. The roof, windows and external doors were installed by late 2020, and the internal finishes were well advanced. Estimated Cost to Complete The last formal estimate to complete the property was CI$110,000 in March 2021, based on an anticipated four-month construction programme. However, this estimate is now approximately five and a half years old and predates the significant increases in local labour and material costs. Accordingly, this figure should not be relied upon as a current esti... View More

PROPERTY FEATURES

Views	Garden View
Block	53A
Parcel	210
Foundation	Slab

PRESENTED BY



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

IMAGES







