

**Address**

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**Contact**

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**ARZA WEST BAY | 8% GUARANTEED NET ROI | UNIT B2**

West Bay, Cayman Islands

PROPERTY DETAILS

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|                           |                 |                   |
|---------------------------|-----------------|-------------------|
| Price: CI\$349,900        | MLS#: 418233    | Type: Residential |
| Listing Type: Condominium | Status: Current | Bedrooms: 1       |
| Bathrooms: 1              | Built: 2025     |                   |
| Sq. Ft.: 498              |                 |                   |

PROPERTY DESCRIPTION

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Introducing an exceptional investment opportunity! With an 8% Guaranteed Net Return after strata fees, insurance, and management costs, this is a truly hands-off investment, complete with professional property management. Starting from completion, investors will benefit from consistent payouts of CI\$2,332 per month or an annual net return of CI\$27,992, guaranteed by the developers. The Property Management / ROI contract is available for review. ARZA, the latest addition to the vibrant West Bay community, is designed to offer high-quality, value-driven residential living in Cayman. Unit B2, located in Phase 2 and set for completion in Q1 2025, is a beautiful ground-floor Ruby unit. This residence features ample storage, an expansive walk-through wardrobe, a breakfast bar, and dedicated office space, providing a stellar living environment for residents. Crafted with meticulous attention to detail, ARZA's open-plan layouts prioritize both functionality and comfort. Inside, you'll find a bedroom accent wall, 9-foot ceilings, acoustically insulated interior walls, premium finishes, stylish lighting, and modern appliances and fixtures throughout. Residents will also enjoy community amenities such as a large pool, gym, rooftop lounge, and ample parking. As construction progresses, the developers have added upgrades at no extra cost. Owners will benefit from 5-level finishes on walls and ceilings, additional kitchen cabinetry, magnetic door latches, porcelain tiles on all exterior walkways, balconies, and staircases, plus community solar solutions for sustainability. Choose the custom-made furniture, design, and operating supplies package, perfectly designed to suit the space. Conveniently located just minutes from West Bay Public Beach and Seven Mile Beach, ARZA offers easy access to Cayman's top attractions and amenities, making it an ideal rental location. Outdoor enthusiasts will also appreciate the nearby Barkers National Park, a popular sp... [View More](#)

PROPERTY FEATURES

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|                   |             |
|-------------------|-------------|
| Views             | Garden View |
| Den               | No          |
| Block             | 4C          |
| Parcel            | 643UNITB2   |
| Foundation        | Slab        |
| Den               | No          |
| Furnished         | No          |
| Floor Level       | 1           |
| Property Features | Pool        |

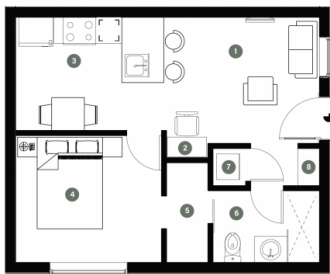


**ARZA**  
 REAL ESTATE GROUP

**UNIT B-2 - COMMON UNIT**

| Room             | Size          |
|------------------|---------------|
| Living Room      | 14'0" x 16'0" |
| Bedroom          | 12'0" x 13'0" |
| Office / Desk    | 12'0" x 14'0" |
| Kitchen / Dining | 12'0" x 12'0" |
| Bathroom         | 7'0" x 7'0"   |
| Hallway          | 7'0" x 7'0"   |
| Wash / Laundry   | 7'0" x 7'0"   |
| Office / Desk    | 12'0" x 14'0" |
| Bedroom          | 12'0" x 13'0" |
| Bathroom         | 7'0" x 7'0"   |
| Hallway          | 7'0" x 7'0"   |
| Wash / Laundry   | 7'0" x 7'0"   |

**BUILDING B**



RUBY - 1 BED

Unit sizes and other descriptive data on the drawings are approximate and may vary. The measurement may include another unit and/or portion of unit. This floor plan is for illustrative purposes only. The finished appearance may vary for the development project and is not intended to represent any specific design or construction.



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