

AQUA BAY - SKY VILLA THREE - PENTHOUSE PRIVATE ROOFTOP POOL

West Bay Road, Seven Mile Beach, Cayman Islands

PROPERTY DETAILS

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|--------------------------------------|-----------------|-------------------|
| Price: US\$6,495,000 | MLS#: 414342 | Type: Condominium |
| Listing Type: Condominium Time Share | Status: Current | Bedrooms: 3 |
| Bathrooms: 4.5 | Built: 2026 | Acreage: 1.40 |
| Sq. Ft.: 4,372 | | |

PROPERTY DESCRIPTION

Simply breathtaking - the four Sky Villas at Aqua Bay offer the most spectacular views in the Cayman Islands. This is your opportunity to live the dream on Seven Mile Beach with only four of these coveted villas being created. Your Sky Villa includes private access to your rooftop area where an oasis has been designed, including a private infinity pool spa, outdoor kitchen, and multiple lounge areas. This enhanced private space expands your living area to an unprecedented level on Seven Mile Beach and creates an unmatched opportunity for investment return. Developed by Butler Group, Grand Cayman's premier builder of luxury resort condominiums on Seven Mile Beach for over forty years. Aqua Bay, with its view of the entire Seven Mile Beach crescent and western sunset panorama, will contain up to 46 exceptionally designed villas with interiors developed by the award winner partner company Design Studio Interiors. Sky Villa Three features expansive floor to ceiling glass walls, high ceilings, superior tile and flooring options, top quality plumbing and appliance selections as well as bespoke millwork design for the kitchens, bathrooms and amenity areas. The Sky Level on Villa Three is a world of its own with private elevator, infinity edge heated pool and spa, multiple lounging areas, outdoor kitchen and bar, al fresco dining all with spectacular sunset views. Sky Villa Three offers unmatched privacy for those who insist on their own separate retreat.

PROPERTY FEATURES

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|---------------------|---|
| Kitchen Features | Oven (Electric), Washer (Yes) |
| Interior Features | TV (Cable) |
| Building Features | Dining Area, City Water, Living Room, Family Room, Kitchen Area, Breakfast Area |
| Additional Features | Storm Windows, Gym |
| Outdoor Features | Porch (Unscreened), Water Frontage (No) |
| Sea Frontage | 165 |

PRESENTED BY



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Sky Villa 3 Upper Level Floor Plan
Schedule 'B1'

Lower Level Area **2,500 Sq.Ft.**
Upper Level Area **1,872 Sq.Ft.**
Total Villa Area **4,372 Sq.Ft.**

(Design in baths / utility room & support columns may change due to mechanical / structural requirements)
Villa square foot totals do not include common Stairwells, Landings, or Service Elevator Lobby

Sky Villa 3 Lower Level Floor Plan
Schedule 'B'

Lower Level Area **2,500 Sq.Ft.**
Upper Level Area **1,872 Sq.Ft.**
Total Villa Area **4,372 Sq.Ft.**

(Design in baths / utility room & support columns may change due to mechanical / structural requirements)
Villa square foot totals do not include common Stairwells, Landings, or Service Elevator Lobby