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## BRAND NEW GLORIA MAY VILLAS #3 (4 BED, 3.5 BATH VILLA)

Gloria May Drive, East of George Town, Cayman Islands

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### PROPERTY DETAILS

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|--------------------------------------|-----------------|-------------------|
| Price: CI\$725,000                   | MLS#: 421046    | Type: Condominium |
| Listing Type: Condominium Time Share | Status: Current | Bedrooms: 4       |
| Bathrooms: 3.5                       | Built: 2025     |                   |
| Sq. Ft.: 2,000                       |                 |                   |

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### PROPERTY DESCRIPTION

Welcome to Gloria May Villas! This brand-new charming boutique community is just perfect for your family. An innovative design and floorplan offering 4 bedrooms, three and a half bathrooms and a large relaxing open patio in the garden. This model also provides the option for multi-generational living or renting with additional kitchen and laundry hook ups already plumbed in. One of our favorite features is the oversized fully gated back garden, perfect for kids and pets! Every aspect of the design has been thoughtfully considered from the sleek linear AC vents throughout the home to the fully built in wardrobes in every bedroom. Constructed using high end materials with an emphasis on energy efficiency and hurricane protection these homes will be highly sought after. ICF construction has been utilized which is extremely energy efficient and superior in strength when compared to traditional concrete block, it also allows the residences to be very quiet inside. ESW Impact Windows and Doors with low E give a great aesthetic look but are also a popular option for providing the necessary hurricane protection. Other features like Spray Foam Insulation and gas appliances will be greatly appreciated - bringing your CUC bills down. Planning ahead, there has also been additional gas hook ups on the back patio so you can build your dream outdoor kitchen. Rest assured you will be working with an excellent Developer with a great reputation who has completed popular communities such as Grand Palmyra, South Bay Estates and South Bay Residences to name a few. Spanning 2,000 SQFT in a quiet and peaceful area these brand-new homes have CO (Certificate of Occupancy) and are ready to move in!

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### PROPERTY FEATURES

|                     |                                                                 |
|---------------------|-----------------------------------------------------------------|
| Kitchen Features    | Oven (No), Washer (Yes)                                         |
| Interior Features   | AC (Central)                                                    |
| Building Features   | Dining Area, City Water, Living Room, Family Room, Kitchen Area |
| Additional Features | Furnished (partial), Storm Windows                              |
| Outdoor Features    | Porch (Unscreened), Water Frontage (No)                         |

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### PRESENTED BY



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