256 Crighton Building, Crewe Rd, PO BOX 1977,
Grand Cayman, KY1-1104, Cayman Islands
Phone: +1 (345) 949-7099
Fax: +1 (345) 949-6819
Email: info@cireba.com

Mandalay- "one Of Six"

Seven Mile Beach, Grand Cayman

MLS# 417322

US$8,950,000

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.



ROBERT TOTTEN
345-945-6000
tomsmith.net1@gmail.com



JEANETTE TOTTEN
345-945-6000
tomsmith.net1@gmail.com

Mandalay Unit 1 an exclusive enclave of just six luxury residences all sharing a northern section of prestigious Seven Mile Beach. The complex was developed by Caymans long time proven developer - Brian Butler. The building has just 3 levels of two residences per floor - resulting in each unit being an end unit. An elevator services all levels including the underbuilding parking garage. The current owner of Unit 1, a highly experienced developer in Kentucky, undertook a complete restoration of his residence taking it back to the cement walls and floors. All interior partitions and finishes were removed and re-established to meet the familys particular standards. All design and execution took place under the careful eye of MJM Design and Architecture. All new finishes and all equipment were personally selected by the owner concentrating on only quality and ignoring cost. A complete state of the art TV/audio/visual system was installed by local audio & sound experts @ 345AV Ltd. The MEP systems including all a/c ducting, plumbing piping and electrical wire were replaced and upgraded resulting in a finished BRAND NEW residence. The large den can be easily used as a fourth bedroom with on-suit. The building itself went under a USD $ 1.200,000 upgrade in 2023 including CAT 5 hurricane rated windows and doors, complete exterior painting , new screens and exterior lighting. The complex gym was renovated and fitted out with the latest Technogym equipment. The residence comes with an oversized under-building parking area of 432 sq. ft that will comfortably accommodate 3 cars along with a separate locked 144 sq. ft storage room with climate-controlled A/C. This residence is a must see to appreciate the amount of detail and quality only offered in properties exceeding $10M. Shown by appointment only.

Essential Information

Type	Status	MLS#	Listing Type
Residential	**Current**	**417322**	**Condominiums**

Key Details

Bed	Bath
3	**3.5**

View
Beach Front

Year Built	Sq.Ft.	Pets Allowed:
2001	**4,333**	**Yes**

Additional Feature

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.

Den	Floor Level	Furnished
No	**2**	**No**

Property Feature

Yes	Yes
Fenced Yard	**Pool**

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.