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## YARL 1 BED + DEN #52 PHASE 1

Linford Pierson Highway, George Town, Cayman Islands

### PROPERTY DETAILS

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Price: CI\$459,000	MLS#: 418588	Type: Condominium
Listing Type: Condominium Time Share	Status: Current	Bedrooms: 1
Bathrooms: 1	Built: 2024	
Sq. Ft.: 920		

### PROPERTY DESCRIPTION

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MOVE IN RIGHT AWAY TO THIS BEAUTIFUL GROUND FLOOR PHASE 1 RESIDENCE! Introducing George Town's newest, multi-phase residential community, YARL! YARL is filled with amenities including a lovely pool area, pickleball court, gym, clubhouse and kids play area to name a few. This gated community is conveniently located on Linford Pierson Highway next to Downtown Reach. The location is amazing with direct proximity to schools, Grand Harbour, Harbour Reach, supermarkets, George Town Hospital and direct access to Seven Mile Beach Corridor. This neighbourhood will feature 1 bed, 1 bed plus den, 2 bed and 2 bed plus den options - perfect for a primary residence or rental investment. Very affordable Strata Fees of only CI\$425 per month which includes Insurance. Built to withstanding all weather as well as being energy efficient these homes are constructed with super strong concrete block, hurricane impact windows and doors as well as a standing seam metal roof. Rest assured knowing the Developer, National Builders, has completed numerous fantastic communities in Cayman over the past couple decades. Easy to view! Inquire today for your Information and Sales Brochure! Photo of similar unit.

### PROPERTY FEATURES

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Kitchen Features	Oven (Yes), Washer (Yes)
Interior Features	AC (Central), TV (Cable)
Building Features	Dining Area, City Water, Living Room, Family Room, Kitchen Area, Breakfast Area
Additional Features	Storm Windows, Health Center, Gym
Outdoor Features	Water Frontage (No)

### PRESENTED BY

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IMAGES

