



**FOR SALE**  
**USD\$6,495,000**

Current

# AQUA BAY – SKY VILLA THREE – BEACHFRONT INTERIOR PENTHOUSE PRIVATE ROOFTOP POOL



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.

**Location:**

**Seven Mile Beach**

**Features:**

- 4372 Sq Ft.**
- 3 Bedrooms**
- 4.5 Bathrooms**
- 1.4 Acres**
- Beach Front**
- Condominium**
- 2026**



**SCAN ME TO FIND OUT MORE**

**MLS: 414342**



**James Bovell**

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**AQUA BAY – SKY VILLA THREE –  
BEACHFRONT INTERIOR PENTHOUSE  
PRIVATE ROOFTOP POOL**



**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.

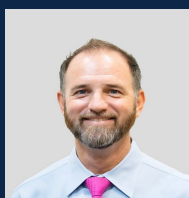
( Design in baths / utility room & support columns may change due to mechanical / structural requirements )  
Villa square foot totals do not include common Stairwells, Landings, or Service Elevator Lobby



**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



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## Property Details

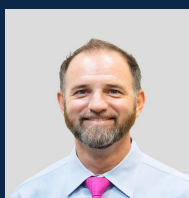
- Breakfast
- Dining Area
- Elevator
- Kitchen
- Microwave
- Porch: Unscreened
- Sewer
- Utility Room
- Cable TV
- Dishwasher
- Family Room
- Kitchen area
- Oven: Electric
- Refrigerator
- Stories: 10
- Washer/Dryer: Yes
- City Water
- Disposal
- Gym
- Living Room
- Pool
- Security
- Storm Windows

## Additional Information

|                     |                         |                  |           |              |  |
|---------------------|-------------------------|------------------|-----------|--------------|--|
| Aprx Water Frontage | <b>165</b>              | Furnished        | <b>No</b> | Title        | <b>AQUA BAY – SKY VILLA THREE – BEACHFRONT INTERIOR PENTHOUSE PRIVATE ROOFTOP POOL</b> |
| Class               | <b>Pre-Construction</b> | Total # of Units | <b>38</b> | Construction | <b>Concrete</b>  |
| Land Certificate    | <b>Not Issued</b>       | Floor Level      | <b>10</b> | Stories      | <b>10</b>  |
| Foundation          | <b>Slab</b>             | Strata #         | <b>1</b>  |              |  |

## Running Costs

|                                |              |                             |            |                                   |            |
|--------------------------------|--------------|-----------------------------|------------|-----------------------------------|------------|
| Monthly Maintenance Costs      | <b>CI\$1</b> | Sewage in Maintenance Costs | <b>Yes</b> | AC in Maintenance Costs           | <b>Yes</b> |
| Gardening in Maintenance Costs | <b>Yes</b>   | TV in Maintenance Costs     | <b>Yes</b> | Insurance Included in Maintenance | <b>Yes</b> |
| Pest in Maintenance Costs      | <b>No</b>    |                             |            |                                   |            |



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