



**MOD**  
REALTY  
CAYMAN ISLANDS

## 88 WESS- Half of duplex Asking CI\$ 430,000



Property Features  
Location: West Bay  
Bl/Par: 1D665  
View: Garden View  
Type: Residential

Year Built: 2025  
Bed Rooms: 2  
Bath Rooms: 2  
Den: N  
Square Feet : 825

### Welcome to 88 Wess: Your Island Oasis

Nestled in the serene neighbourhood of West Bay, 88 Wess invites you to experience the epitome of island living. This modern 2-bed, 2-bath one-story duplex offers a tranquil retreat with its proximity to tourist attractions, beaches, and convenient access to the bypass leading to Seven Mile Beach and George Town.

**Modern Design:** Immerse yourself in contemporary elegance with a thoughtfully designed interior featuring solid wood white shaker kitchen cabinets adorned with quartz countertops.

**Luxurious Bathrooms:** Unwind in tiled showers and revel in the comfort of ceramic tile flooring throughout, embodying a harmonious blend of style and functionality.

**Comfort and Efficiency:** Enjoy the central air conditioning, shingled roof, and solid construction that ensures durability and energy efficiency. Hurricane impact exterior doors and windows provide security and peace of mind.

**Open Living Spaces:** Experience the joy of open-plan living with a seamless flow between the kitchen and living areas, complemented by an enclosed porch for indoor-outdoor relaxation.

**Storage Solutions:** Walk-in closets offer practical storage solutions, catering to your organisational needs.

**Convenience:** Each unit includes one designated parking spot, with additional visitor parking available. The property boasts low-maintenance landscaping, ensuring a stress-free and visually appealing environment.

*Information subject to errors or omission. 1*

**[www.modrealtycayman.com](http://www.modrealtycayman.com)**



**MOD**  
**REALTY**  
CAYMAN ISLANDS

***88 Wess is the perfect haven for buyers seeking a peaceful escape from the hustle and bustle while staying connected to the vibrant spirit of island living.***

Directions

<https://maps.app.goo.gl/1jxGwf3ziSgtjBgU8>

**Building Features**

Oven:Electric  
Dishwasher:Yes  
Microwave:Yes  
Disposal:No  
Refrigerator:Yes  
A/C:Central  
TV:No  
Washer/Dryer:Yes  
Pool:No  
Septic:Yes  
City Water:Yes  
Dining Area:Yes  
Breakfast:No  
Kitchen:Yes  
Living Room:Yes  
Utility:Yes  
Family Room:No  
Porch: No  
Patio:No  
Garage:No  
Car Port:No  
Dock:No  
Security / Alarm System:No  
Occupant: Vacant

**Additional Features**

Strata#: 1053  
Forecasted. Gross Annual Income :CI\$ 30,000  
Monthly Maint. Costs:CI\$ 545.78  
Insurance in Maint. Costs:Yes  
Sewage in Maint. Costs:Yes  
Pest in Maint. Costs:Yes  
TV in Maint. Costs:No  
AC in Maint. Costs:No  
Gardening in Maint. Costs:Yes  
Floor Level:1  
Stories-Bldg:1  
Stories-Condo:1  
No# of Units:4  
Furnished: Appliance Package Only  
Water Frontage:No  
Construction: Concrete  
How Shown:By Appointment/Listing agent  
Class:Existing  
Foundation: Slab

