



QUANSTAR

PEDRO POINT DUPLEX

Where modern living meets nature | Quanstar Homes

# Quanstar Homes

in collaboration with

**QuanStar Group Cayman Ltd.**

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## Introducing - Classic beauty, Contemporary style, Ultra-modern in design Condominiums

**D**istinctive turn of the century architecture draws inspiration from contemporary, classic modern urban trending neighborhoods to deliver timeless street character and superior curb appeal. Embraced by palm trees and natural fauna, these magnificent duplex feature traditional design and advanced construction systems with environmental enhancements

**A** luxury development of a duplex dwelling at Pedro Point is a unique residential home at highly sought after Beach Bay community Grand Cayman. Located in the end of Beach Bay Road a minute from the pristine private beach of Beach Bay cove. It offers all the benefits of lush tropical living 30 feet above sea level.

**P**erfectly located with the convenience of being out of town away from the hassle and bustle but close enough to get to work or play in minutes. It is but just minutes from the shops and services at Countryside shopping and Grand Harbor and only 17 minutes from George Town and the airport.

**T**he proposed layout is a 3-bedrooms with 3 1/2 bathrooms with a large square footage of 2300 square feet including a carport, uncommonly spacious by Cayman Duplex condominium standards. Will sure to provide an escape from the noise and a tranquil get away

## Duplex at PEDRO Point - where modern living meets nature

### Site Development Plan



**Duplex at Pedro Point** consists of:

- Elegant multi-story residences with plenty of space, inside and out.
- Each one has three big bedrooms and three bathrooms and powder room - airy masters and beautifully appointed baths are the perfect place to start each day.
- Each home also features a private driveway, accommodating parking for two cars.
- And if it's outdoor space you want, there's definitely room to roam.
- The upper-story balconies on each bedroom are the perfect nook for sipping your morning coffee.
- On a clear day you might have a view of the ocean.
- Homes open up onto a wonderfully private gate community

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### Design and Style

**Ultra-modern in design**, the exteriors of this new condo development will surely be a showstopper within the Beach Bay neighborhood.

**The community**, complete with a mix of different textures and finishes as well as glass paneled stairs, balcony, with expansive windows welcome optimal sunlight into living spaces along with wood details throughout the façade as a touch of style and color.

**This fabulous** condo development will boast personal double parking, carport and plenty of space for other vehicles.

What's not to love about **Duplex at Pedro Point** "interior living"

inspired design that brings the outside in with clean, simple lines, airy open interiors flooded with natural light from skylight type and floor-to-ceiling windows.

**Smartly laid out**, our condos are designed for modern and relaxed living. Landscape design has been used to create lush and shady recreational spaces, which provide many options.

**Take a swim** at the private beach bay cove.

**Duplex at Pedro Point** is nature and eco-conscious, carefully designed to have minimal impact or disruption to the natural environment

## Duplex at PEDRO Point - where modern living meets nature

### Floor Layout

#### 1<sup>st</sup> Floor features

- Foyer
- Living room
- Dinning
- Large kitchen
- Large kitchen island
- LED lighting
- Open thread stairs
- Laundry room
- Guest bathroom
- Front and back porch
- Open to below stairs landing
- Glass stairs siding and chrome railings

#### 2<sup>nd</sup> Floor features

- Master Bedroom with walkout balcony
- Master Bathroom- include double sink
- Master walk-in closet
- 2<sup>nd</sup> and 3<sup>rd</sup> Bedrooms each with on suite Bathrooms
- Storage Closets

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### Features & Finishes

- 10ft to ceilings on the main floor
- Glossy Grey and White Cabinets
- Luxury large tile flooring
- 6" flat profile baseboards
- Private Balconies
- Fully landscaped
- Energy efficient tankless hot water
- Waterline to fridge
- Porcelain plumbing fixtures and chrome faucets
- Chrome door hardware
- High R-value insulation in all exterior walls, rim joists, frost walls and ceilings
- Engineered floors and roof systems.
- LED lighting
- Exterior solar lights, saving on electricity.
- Landscape to use indigenous plants that require minimal water and maintenance
- Asphalt parking and Paver walkways
- High insulation value Cement blocks construction
- Air conditioning units are high seer rated
- Top-rated impact rated hurricane grade glass in all windows and doors
- Concrete Insulated - poured cement interior walls
- Three bedrooms and three and a half bathrooms
- Natural light wells provided
- Personal and family privacy thoughtfully designed
- Quality natural stone accents and trim

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