



Urban West

RESIDENCES

ABOUT URBAN WEST

Exclusive High-End Townhomes in West Bay,
Grand Cayman

A home is more than just walls and a roof—it's a sanctuary that reflects your lifestyle and aspirations. Urban West offers elegant townhomes designed to stand the test of time, blending modern design with island charm for an unparalleled living experience.

Your Dream Home Awaits:

Whether you're a first-time homebuyer, a growing family, or an investor, Urban West is the perfect place to call home.

Secure, modern, and exclusive—Urban West offers the ultimate living experience in one of Grand Cayman's most desirable neighborhoods.





A COMMUNITY DESIGNED FOR COMFORT & CONNECTION

LIVING BEYOND A HOME – A CLOSE-KNIT, SECURE COMMUNITY

- Gated Community with Enhanced Security: 10 exclusive homes for added privacy and peace of mind
- Resort-Style Pool & Gazebo: Relax, unwind, and socialize in a beautifully designed communal space.
- Lush Landscaping: Thoughtfully designed green spaces with privacy hedging.
- Prime Location: Close to pristine beaches, shops, and attractions

ELEGANT DESIGN & MODERN FEATURES

- **1.2 ACRES** of land for Planning Approved **10 TWO-STOREY TOWNHOMES**
- **1,020 SQUARE FEET** per townhome
- **2 BEDROOMS** and **2.5 BATHROOMS** each
- **9.4 FT HIGH CEILINGS** on the ground floor,
- **9 FT** on the second floor
- **SPACIOUS OPEN-CONCEPT** with natural light
- **PREMIUM FINISHES** including shaker-style kitchens and quartz countertops
- **HIGH-END APPLIANCES** from Whirlpool
- **EXCLUSIVE LOCATION** on Rocky Pond Drive, Boatswains Bay, West Bay
- **MODERN DESIGN** blending island charm & contemporary aesthetics
- **SECURE & PRIVATE COMMUNITY**
- **A PRIME REAL ESTATE OPPORTUNITY** for homebuyers and investors alike

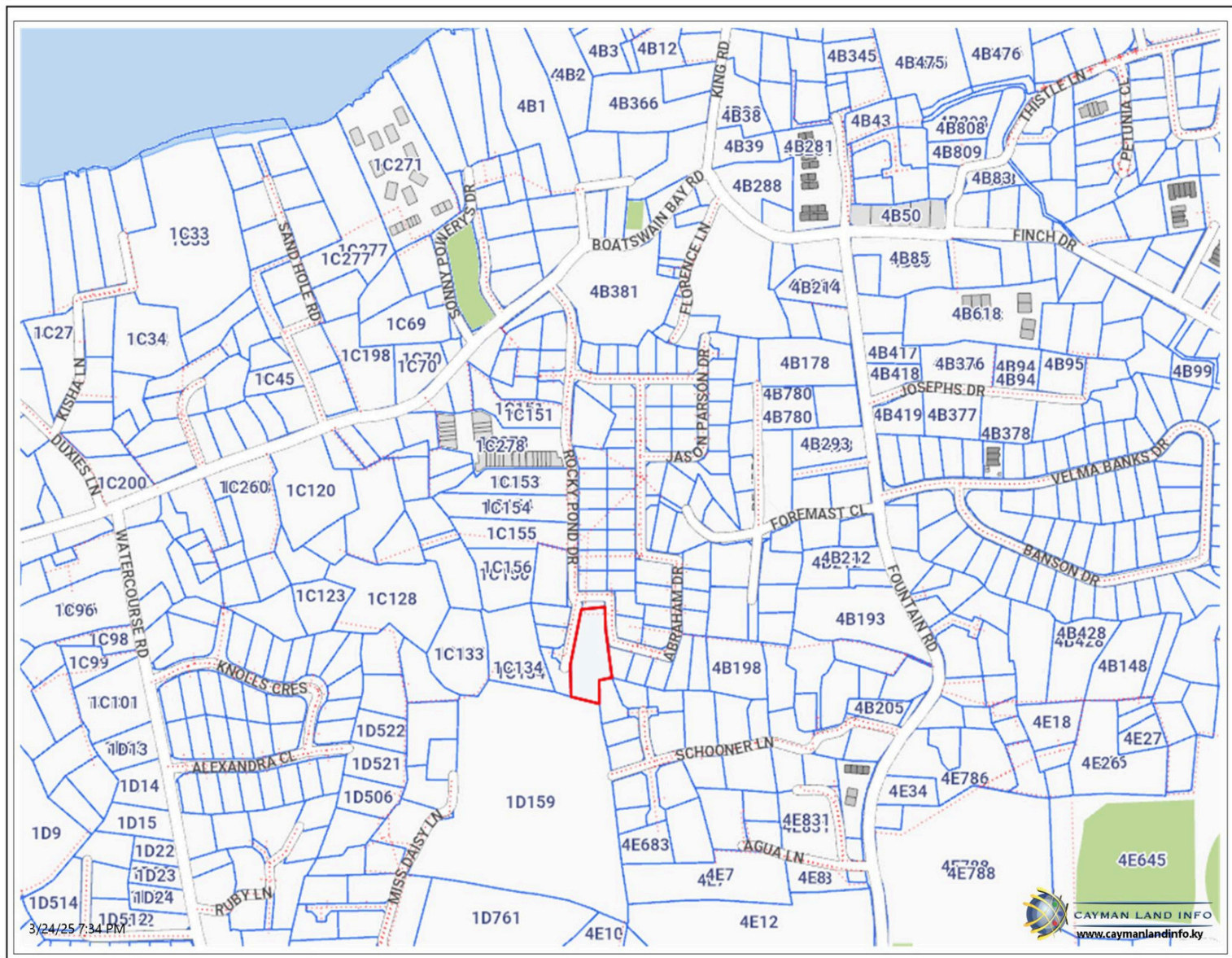


Project Design & Premium Features

- Exclusive Modern Townhomes
- Contemporary Shaker-Style Kitchens
- Quartz Countertops & Premium Whirlpool Appliances
- Hurricane-Resistant Construction
- High-End Fixtures & Designer Porcelain Plank Tiles
- Resort-Style Pool & Entertainment Gazebo



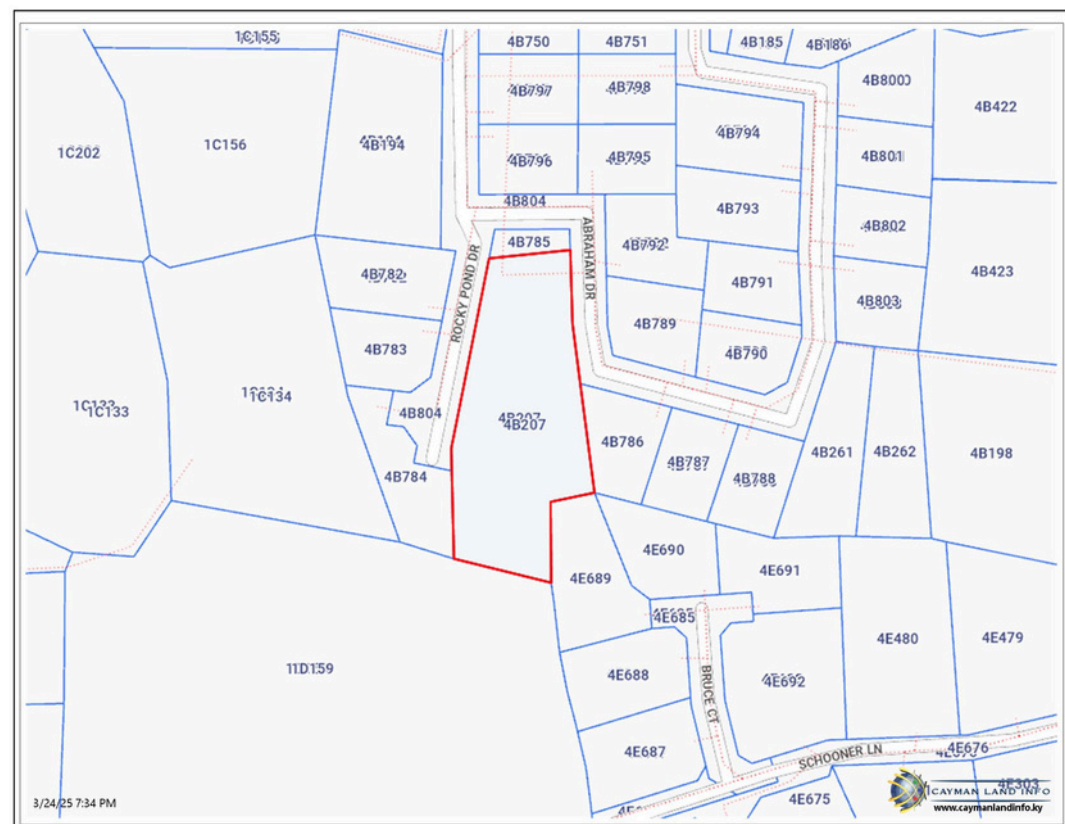




LIVE IN THE HEART OF WEST BAY

LOCATION THAT PUTS EVERYTHING WITHIN REACH

- **Seven Mile Beach:** Only 3 miles away – one of the world’s most famous beaches
- **Camana Bay:** 4 miles away – premium shopping, dining, and entertainment
- **Cayman Turtle Centre:** 10-minute drive – perfect for family-friendly adventures
- **Restaurants & Shops:** Minutes from local dining, grocery stores, and essential services
- **Owen Roberts International Airport:** 15 minutes away for easy travel



WHY CHOOSE URBAN WEST?

EXCLUSIVE HIGH-END TOWNHOMES IN WEST BAY, GRAND CAYMAN

- **10 Townhomes** in a gated, private community
- **Prime Location:** 3 miles to Seven Mile Beach, 10 mins to Cayman Turtle Centre, 4 miles to Camana Bay
- **Modern Luxury:** 2 Bedrooms, 2.5 Bathrooms, 1,020 sq. ft. with high ceilings (9.4 ft. ground, 9 ft. second floor)
- **Elegant Finishes:** Shaker-style kitchens, quartz countertops, premium Whirlpool appliances
- **Resort-Style Amenities:** Pool, gazebo, lush landscaping
- **Hurricane-Resistant Design:** Engineered for durability and security
- **Perfect for Families & Investors:** Close to schools, shopping, and dining





INVEST IN GRAND CAYMAN'S PREMIER REAL ESTATE OPPORTUNITY

WITH THE ISLAND'S GROWING REAL ESTATE MARKET AND ITS STATUS AS A TAX HAVEN, THIS URBAN WEST PROMISES STRONG RETURNS FOR INVESTORS.

TAX-FREE OWNERSHIP: NO PROPERTY TAX, NO INCOME TAX, NO CAPITAL GAINS TAX

STRONG ECONOMY: STABLE BRITISH OVERSEAS TERRITORY WITH STEADY PROPERTY VALUE GROWTH

RENTAL INCOME POTENTIAL: HIGH DEMAND FOR LONG-TERM AND SHORT-TERM RENTALS

GUARANTEED TITLE OWNERSHIP: BACKED BY THE BRITISH LEGAL SYSTEM FOR COMPLETE PEACE OF MIND

PRICING & AVAILABILITY

LIMITED TOWNHOMES AVAILABLE - SECURE YOUR PLACE TODAY

Urban West offers unbeatable value for those seeking a premium home or investment property in Grand Cayman. With only **10 homes available**, now is the time to secure your spot in this exclusive community.

- Limited-time **pre-sale pricing**
- Only **3 townhomes available first come first serve**, launch pricing **\$480,000 CI.**
- Contact **MOD Realty Ltd** for reservation details.





OUR TRUSTED DEVELOPERS

Built by Experts – Trust in the Godet Group Ltd.

Urban West is backed by experienced developers with a proven track record of successful projects such as Snug Harbour and Abbey Villas. We focus on quality, modern design, and durability, ensuring each home exceeds expectations.

WHAT OUR CLIENTS SAY

- **What makes Urban West unique?** Combining modern luxury with the serene charm of island life, offering exclusive townhomes designed for comfort and community.
- **What amenities are included?** Residents enjoy a shared pool, gazebo, landscaped grounds, and the benefits of living in a private, close-knit community.
- **Is Urban West a good investment?** Absolutely. Investing in Urban West Residences is a sound financial decision with tax advantages, a stable economy, and high rental demand offered in the West Bay location.
- **How close is Urban West to local attractions?** Urban West is conveniently located near Seven Mile Beach, the Cayman Turtle Centre, Camana Bay, and other key attractions, making it ideal for both relaxation and entertainment.



HOW TO OWN A HOME AT URBAN WEST

OWN YOUR DREAM HOME IN 4 SIMPLE STEPS

1. GET IN TOUCH: CONTACT OUR MOD REALTY TEAM VIA PHONE OR EMAIL.

2. SCHEDULE A PRESENTATION MEETING :
TOUR THE PROPERTY AND EXPERIENCE
URBAN WEST FIRSTHAND.

3. RESERVE YOUR TOWNHOME:
SECURE YOUR SPOT IN THIS PRESTIGIOUS COMMUNITY
BY COMPLETING YOUR CLIENT APPLICATION, 10%
RESERVATION DEPOSIT & DEVELOPERS CONTRACT

4. ENJOY YOUR NEW HOME:
AT COMPLETION OF CONSTRUCTION ESTIMATED Q3
2026 MOVE IN AND START LIVING THE URBAN WEST
LIFESTYLE.



CALL: +1 (345) 323 4550

WHATSAPP: +1 (345) 323 4550

EMAIL:

MODREALTYCAYMAN@GMAIL.COM
ATHENA@MODREALTYCAYMAN.COM

WEBSITE:

WWW.URBANWEST.KY
WWW.MODREALTYCAYMAN.COM



Don't miss out on this exclusive opportunity to experience the perfect blend of luxury, community, and island living at Urban West—where your dream home in one of Grand Cayman's most prestigious neighborhoods awaits!

CONTACT US TODAY!

Phone: +1 (345) 323-4550

Email: modrealtycayman@gmail.com

Location: Rocky Pond Drive, West Bay,
Grand Cayman

urbanwest.ky