



**CENTURY 21**  
Thompson Realty  
Cayman Islands  
**Cher Kuttner**  
Sales Agent/Consultant

Office: (345) 949-2100  
Office Fax: (345) 949-0610  
cher@c21cayman.com  
https://century21cayman.com

CENTURY 21 Thompson Realty Ltd., Grand Pavilion Commercial Centre, 802 West Bay Road, Grand Cayman, Cayman Islands KY1-1201

## L'AMBIENCE SOUTH SOUND

**CIREBA# 3668**

South Sound (Grand Cayman) 📍 Cayman Islands

**MLS# 1153974**

Condos/Apartments

**3,500**



**CIREBA#:** 3668

**District/Area:** South Sound (Grand Cayman)

**Region/Country:** Cayman Islands

**Available:** 45 Days

**Prop.Type:** Condos/Apartments

**Prop.View:** Pool View

**Beds:** 2

**Baths:** 2½

**Living Space:** 1,655 ft<sup>2</sup>

**Building Type:** Attached

**Year Built:** 2000

**Land Zoning:** Residential

**Class:** Residential

### Features and Amenities

#### Appliances

Electric Stove  
Refrigerator  
Dishwasher  
Microwave  
Garbage Disposal

#### Furnished

Fully Furnished

#### Air Conditioning

Split Level A/C

#### Laundry

Washer/Dryer in Unit

#### Yard / Landscaping

Landscaped

#### Patio - Deck - Porch

Patio

#### Swimming Pool

On-Site Pool

#### Television

Cable

#### Building - Framing

Concrete Blocks

#### Water Supply

City Water

#### Building - Foundation

Slab

#### Sewage system

Septic tank

### Remarks

This lovely 2 bed/2.5 bath unit in the much sought-after complex of L'Ambience ticks all the boxes. Close to town and schools, in a beautifully landscaped and family-friendly complex offering low density living that is hard to find anywhere else.

This bright and spacious townhome encompasses 1655 sq ft and has a large screened in patio with outside storage. Both bedrooms have ensuite, the master has a walk in closet and dressing area. A smart AC system and tankless water heater help to keep utility bills low. The unit has two parking spaces. The complex itself boasts expansive manicured lawns, a clubhouse, 2 pools with jacuzzis, a playground and fully equipped gym all on almost 4.5 acres of space, allowing for exceptional family living. Children will love it here. The strata is well managed by BCQS. L'Ambience is situated about a mile from Cayman Prep, St. Ignatius and town. Sorry no pets. Available from 1st March 2024.

### **Directions**

Located off Fairbanks Road, across from Triple C School and Agape Church