

# BÔVELL



# FOR SALE

## KYD\$449,000

Pending/Conditional

## YARL 1 BED + DEN #8 PHASE 2



Introducing George Town's newest, multi-phase residential community, YARL! With the incredible demand of Phase 1, we are now launching Phase 2! YARL is filled with amenities including a lovely pool area, pickleball court, gym, clubhouse and kids play area to name a few. This gated community is conveniently located on Linford Pierson Highway next to Downtown Reach.

Location: George Town

MLS: 417380

Built: 2025



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# BÔVELL



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## RE/MAX CAYMAN ISLANDS

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# YARL 1 BED + DEN #8 PHASE 2

- Breakfast
- Cable TV
- Central AC
- City Water
- Dining Area
- Dishwasher
- Family Room
- Fence
- Gym
- Health Center
- Kitchen
- Kitchen area
- Living Room
- Microwave
- Oven: Yes
- Patio
- Pickle ball court
- Pool
- Refrigerator
- Septic
- Stories: 1
- Storm Windows
- Stove: Electric
- Tennis
- Washer/Dryer: Yes

## ADDITIONAL INFORMATION

Furnished	No	Title	YARL 1 BED + DEN #8 PHASE 2	Class	Pre-Construction
Total # of Units	104	Construction	Block	Floor Level	2
Stories	1	Foundation	Slab	Strata #	TBD

## RUNNING COSTS

Monthly Maintenance Costs	CI\$450	Sewage in Maintenance Costs	Yes	AC in Maintenance Costs	Yes
Gardening in Maintenance Costs	Yes	TV in Maintenance Costs	Yes	Insurance Included in Maintenance	Yes
Pest in Maintenance Costs	Yes				

