



**FOR SALE**  
**USD\$3,700,000**

Current



The Sands is an ultra-exclusive, luxurious, all-new oceanfront development located on iconic Boggy Sands Road, on the world famous Seven Mile Beach. With only six residences available in the entire complex, this 4-bedroom, 4.

**Location:**

**Seven Mile Beach**

**Features:**

- 3296 Sq Ft.**
- 4 Bedrooms**
- 4.5 Bathrooms**
- Beach Front, Beach View, Water Front, Water View**
- Condominium**



**SCAN ME TO FIND OUT MORE**

**MLS: 415164**

**Bianca Alberga**

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**Dillon Claassens**

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### Property Features

Location	<b>Seven Mile Beach</b>	MLS #	<b>415164</b>	View	<b>Beach Front, Beach View, Water Front, Water View</b>
Beds	<b>4</b>	Bathrooms	<b>4.5</b>	Sq. Ft	<b>3296</b>
Year	<b>2024</b>	Type	<b>Condominium</b>		

### Building Features

- Breakfast area
- Cable TV
- City Water
- Dining area
- Dishwasher
- Disposal
- Elevator
- Garage: 2
- Kitchen area

### Additional Information

Aprx Water Frontage	<b>35</b>	Furnished	<b>No</b>	Title	<b>Freehold</b>
Class	<b>Pre-Construction</b>	Total # of Units	<b>6</b>	Construction	<b>ICF</b>
Land Certificate	<b>Not Issued</b>	Water Frontage	<b>Yes</b>	Floor Level	<b>1</b>
Foundation	<b>Slab</b>	Strata #	<b>TBD</b>		

### Running Costs

Sewage in Maintenance Costs	<b>No</b>	AC in Maintenance Costs	<b>No</b>	Monthly Maintenance Costs	<b>US\$1500</b>
Gardening in Maintenance Costs	<b>Yes</b>	TV in Maintenance Costs	<b>No</b>	Insurance Included in Maintenance	<b>Yes</b>
Pest in Maintenance Costs	<b>No</b>				

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