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MAISON DU SOLEIL

Patricks Island, Grand Cayman

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Introduction

The enchanting Cayman Islands are located just 410 miles South of Miami in the calm blue waters of the Caribbean Sea. Grand Cayman is by far the largest of the three islands and supports almost all of the population. The Cayman Islands are a British Overseas Territory and attract a large number of ex-patriots from all over the globe, representing over 100 different nationalities, who live and work on Grand Cayman.

As the fifth largest finance centre in the World the economy thrives as a hub for offshore finance and its associated industries as well as a booming tourist market.

Residents enjoy a zero tax environment and the highest standards of living in the Caribbean, supported by a strong and stable economic, political and social structure, there are no restrictions on foreign investment and ownership of property.

There is a wide choice of lifestyle opportunities in the Cayman Islands, which are emerging as a regional capital for cultural and sporting events such as the Cayman 'cook off', Million Dollar Run powerboat challenge and annual Pirates Week event.

Travel to Cayman is even easier than before with over ten airlines including British Airways flying direct from the UK and ten US gateway cities including Miami which is less than one hour away, private jet facilities are also available. The Cayman Islands also boasts the world's largest mega-yacht shipping registry and a large recreational fishing fleet. The sister Islands, Jamaica and Cuba are only a short hop away.

Location

Only ten minutes drive from George Town, Patrick's Island is a small community of detached family homes and executive residences that line these protected waterways, offering quick and easy access to the Cayman Islands capital and the boating haven of the North Sound.

Maison du Soleil

Intelligently created in 2007 by the owners and locally renowned architect Rob Towell, Maison du Soleil captures both the glorious **views over the water and stunning Cayman sunsets. Its solid concrete construction with a 9ft AMSL slab elevation is expertly engineered from solid concrete construction, and a concrete tile roof with a hurricane truss system. The home is very energy efficient containing solid concrete interior walls; fitted with**



insulation and drywall. All doors and windows are impact rated, with custom Colonial and Bahamian shutters for added protection from the elements. A contemporary Caribbean style has been created in this 4500 square foot home, with a custom designed entrance door, high ceilings, open space throughout, and beautifully hand crafted interior railings. The master suite is a tranquil haven of relaxation; opening onto a master balcony with views of the canals and North Sound. The home has been designed as an entertainers dream.

Accommodation

Natural light and air flow freely from room to room through with picturesque views and outside access via French doors from each and every room. Stylish interior finishes include limestone flooring, select marble and granite countertops, hardwood cabinetry, and high ceilings showcasing elegant crystal chandeliers.

The European style kitchen comes complete with an extensive package of GE Monogram appliances; including a 48" side by side refrigerator, double convection oven/microwave, warming drawer, dishwasher, ice maker, gas cook top with extractor hood, and 2 wine coolers under the custom side board. The open concept leads to a spacious family room and outside terrace.

The fabulous master suite covers the whole second storey, entered by another custom designed door and opening onto the bedroom with open water views from the terrace. A fully fitted walk-in wardrobe and dressing area to one side, with the oversized bathroom complete with bath and double shower to the other. The finest chrome and white fittings have been used in all the bathrooms such as Hansgrohe, Kohler and Bisazza glass tiles, again all in a contemporary style.

There are two further guest suites, both providing custom walk in closets and **en suite** bathrooms. The fourth bedroom is currently used as a study, and a fifth room above the two car garage houses a home gym/art studio. The laundry room offers extensive custom cabinetry for storage, granite counters, built in front loading washer and dryer, and laundry sink; with a side entrance to the outside. A statement half bath is located just of the kitchen area. There is further storage throughout the house in the double car garage as well as a large linen closet.

Exterior and gardens

To accompany the extensive entertaining areas inside there is a large shaded patio from the great room and a pergola seating area off the family room. The pool and patio overlook the gardens and two tier served dock. The gazebo is fitted with a bar, built in gas barbecue and side burner; perched on the sea wall to enjoy the most of the open water views. The 0.35 acre lot has over 100 feet on the water and boat access for a sizeable craft, the densely landscaped grounds provide shade and privacy for all day and year round enjoyment.

Services

- 4 zone high efficiency Air-conditioning
- On demand water heater
- Propane supplied cooktop, water heater, and dryer
- Security system
- Bose indoor and outdoor sound system
- Irrigation system
- Dish satellite TV
- Mains electricity, water and sewerage

