



kapok

CAMANA BAY

Frequently asked questions



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Leasing

Leasing

Can I sublet the unit short term or long term?

No, the lease does not allow residents the option to sublet for any length of time.

What happens if my work permit is not renewed or if I must leave prior to my lease's expiration?

The lease provides residents who have been repatriated the option to early-terminate without penalty. Proof of repatriation (such as a work permit denial notification or employer letter) and 30 days' notice will be required.

If the tenant wishes to leave prior to their lease expiry date for reasons other than repatriation, they will be required to cover rent until Property Management re-lets the unit. The tenant can also market the unit or put forward someone to take on a new lease for the unit.

Can I have pets?

Yes, Kapok is a pet-friendly building. Cats and dogs up to 75lbs are allowed with consent from Property Management. A pet deposit of US\$500 is required to keep a pet in your unit.



Residence
Interior & Exterior

Residence Interior & Exterior

Does the unit come fully furnished?

Yes, the unit comes fully equipped with furniture, kitchen essentials and bed linens. Kindly note we do not stock towels in any of our rental units. A copy of the final chattels list will be provided to each tenant after their move-in walkthrough.

Can residents request chattels be removed from the unit?

We discourage removing furniture items from the units due to lack of storage and to avoid wear on the items. Should you wish to remove pieces of furniture from your unit, you will be required to pay for a storage cage on the ground floor to store them.

Can we hang our own artwork on the walls?

Yes, residents can hang wall art but are encouraged to use command strips rather than piercing the walls.

Do the windows come with blinds?

Yes, all residences come with a standard set of neutral-coloured window treatments.

Residence Interior & Exterior

What are the ceiling heights?

The ceiling heights are 8 feet and, in some cases, higher.

Where do I dispose of garbage and recyclables?

For household waste, each floor of the building has a trash chute. Recycling bins are available on the ground floor.

In addition, every kitchen sink is equipped with a garbage disposal for minimal amounts of organic waste.

Can I have a propane or charcoal BBQ on my private balcony?

No, due to fire safety regulations you cannot have a propane or charcoal grill on your balcony. All residents have access to the BBQ grills located on the second-floor pool deck and rooftop terrace.



Utilities

Utilities

Are utilities included in the rent?

No, utilities are not included in the rent. Electricity, chilled water (for air-conditioning) and internet will be billed monthly.

Will I need to transfer utility accounts into my name?

Kapok residents will only need to transfer over their Cayman Water account for domestic water. Instructions will be provided by Property Management once your lease is fully executed.

Electrical consumption will be billed back by Property Management on residents' monthly statement, so there is no need to transfer a CUC account over.

What internet and cable options are available?

Our Logic package is CI\$85.00 per month, which is billed on your monthly statement. This package includes Logic's internet with the speed of 20MBs up and 10MBs down.

Each unit will have the possibility for cable connection, but cable is not offered as a standard service at Kapok. Residents wishing to sign up for cable will need to reach out to our account representative at Logic to set up that service on their individual account and pay directly. Please contact Property Management for more information.

Utilities

Can I use a service provider other than Logic?

Yes, and in such cases, residents are responsible for setting up and maintaining their own account with that service provider.

Is solar included in the building?

Yes, solar power provides offset for the common areas' electrical usage.



Amenities

Amenities

What building amenities do I have access to?

- Private second-floor terrace swimming pool with deck lounges and sheltered seating
- Shared rooftop observation deck with panoramic views, an outdoor kitchen and a yoga lawn
- Two guest suites with hotel-inspired amenities
- Professional 24-hour security and video-entry system
- Dedicated 24-hour property management service
- Rentable storage units

Do I get discounts at the Camana Bay shops and restaurants?

Yes, Kapok residents will be enrolled in the Camana Bay Perks programme. This exclusive service for tenants and residents of Camana Bay provides you access to special offers from the shops and restaurants in Camana Bay. With the presentation of your Camana Bay Perks card, you will receive the many perks available. To view the current offers, visit camanabay.com/perks.

Can I dock my boat at Camana Bay?

Yes, you can take advantage of our special residents' rates at the Camana Bay Sports Complex. For more information, reach out to our team at the Visitor Centre at cbsc@camanabay.com or +1.345.640.4000.

Is a gym membership included in the rent?

No, a gym membership is not included in the rent for Kapok residents, but various fitness facilities in the Town Centre offer discounts via the Camana Bay Perks programme.

Amenities

Can I have mail delivered to Kapok?

No, there are no mailboxes or door-to-door delivery service in the building. Residents will be able to sign up for a mailbox at Mail Boxes Etc. in Camana Bay. Visit <https://www.camanabay.com/grand-cayman-shops-restaurants/mail-boxes-etc/> for more information.

Can I reserve the Kapok pool, lounge, or rooftop terrace for a private event?

Yes, residents will be able to reserve the pool deck and lounge on the second floor; however, this does not provide exclusive access to the space. Your booking will be viewed as a courtesy to other residents. To book, please contact Property Management. All residents must adhere to the rules and regulations for the pool deck and lounge area outlined here.

Kapok Guest Suite Pricing

Start	End	Nightly Price (CI\$)
01 Sep 2023	31 Oct 2023	\$250.00
01 Nov 2023	18 Dec 2023	\$325.00
19 Dec 2023	10 Jan 2024	\$400.00
11 Jan 2024	22 Apr 2024	\$325.00
23 Apr 2024	30 Oct 2024	\$250.00

One Time cleaning fee of CI\$85 per stay

Minimum Stay - 3 nights

Maximum Stay - 14 nights

Guest suite rates subject to change

Amenities

Can I reserve the rooftop terrace for a private event?

Residents will be able to reserve the rooftop terrace for a private event at an additional cost of US\$350 per event. Two events may be held at the same time on the east and west sides of the space.

To book, please contact Property Management. All residents must adhere to the rules and regulations for the rooftop terrace outlined here.

Are there cooking facilities by the pool or on the rooftop?

Yes, there are grills available on the second-floor pool area and on the rooftop terrace.

Are there short-term suites available to rent?

Yes, there are two guest suites with nightly rates starting from KYD\$250 per night and hotel-inspired amenities on the ground floor. These suites are reserved for family and friends of Kapok residents only. Residents will be billed directly. Each suite is provided on a first-come, first-served basis. Please contact Property Management for bookings.



Storage facilities

Storage facilities

Is a storage facility included in my rent?

Storage facilities beyond the closet spaces inside your unit are not included in your monthly rent. Storage cages are available on the ground floor at an additional cost on a first-come, first-served basis. Please contact Property Management to reserve yours.

What am I allowed to store there?

This space is climate controlled. Items stored will be at the tenant's discretion.

Where do I store my bike?

Bike racks will be available on the ground floor on a first-come, first-served basis. There is no fee to utilise the bike racks.

Is there paddleboard storage available?

Paddleboard storage will be available on the ground floor on a first-come, first-served basis. There is no fee to utilise paddleboard storage.



Parking

Parking

Is there a designated parking area for Kapok residents?

All parking in the Kapok lot is first-come first-served.

Will I get an assigned parking spot?

No, there is no assigned parking at Kapok.

Is hurricane parking available?

Yes, Kapok residents will receive complimentary access to the Camana Bay hurricane parking programme. Residents will be required to complete an annual Vehicle Release and Indemnity Form in order to register for the programme.



*For more info, please contact
Property Management on +345-640-3600.*