

## WEST BAY DEVELOPMENT LAND OPPORTUNITY

W Bay South, West Bay, Cayman Islands

MLS# 414966

**US\$5,350,000**





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This prime development parcel situated on over 4+ acres is exceptionally located, presenting an easy to access position on West Bay Road. This property is within walking distance to Cemetery Beach, Fosters Republic, Jacques Scotts Liquor Store and Cayman National Bank. These amenities make it appealing to a developer who may want to offer convenience to its residents. Combining three parcels, the land is elevated from 3-8 feet and would not require a tremendous amount of fill or other site work. This is a fantastic opportunity to purchase a large parcel in this incredible location that has main road frontage and utilities already in place. An additional feature of this property is that it has access from three gazetted roads. Another bonus is that there is a 2,500 SQFT home which would be considered 'improved upon'- an important point for those wishing to gain residency through the acquisition of property in the Cayman Islands. Based on its zoning of low density residential, the parcel would accommodate approximately 96 bedrooms or 60 units. A unique opportunity for a savvy investor or developer.

## Essential Information

|                        |                |               |                                |
|------------------------|----------------|---------------|--------------------------------|
| Type                   | Status         | MLS           | Listing Type                   |
| <b>Land (For Sale)</b> | <b>Pen/Con</b> | <b>414966</b> | <b>Low Density Residential</b> |

## Key Details

|               |                      |               |                      |           |
|---------------|----------------------|---------------|----------------------|-----------|
| Width         | Block & Parcel       | Depth         | Block & Parcel       | Den       |
| <b>550.00</b> | <b>5C,54,186,185</b> | <b>426.00</b> | <b>5C,54,186,185</b> | <b>No</b> |

Acreage  
**4.0200**

## Additional Feature

|                                |               |                     |               |
|--------------------------------|---------------|---------------------|---------------|
|                                | Block         | Parcel              | Views         |
|                                | <b>5C</b>     | <b>54, 186, 185</b> | <b>Inland</b> |
| Zoning                         | Road Frontage | Soil                |               |
| <b>Low Density residential</b> | <b>288</b>    | <b>Other</b>        |               |