

## CLIPPER BAY 0.37 ACRES, CANAL FRONT

W Bay Bch South, West Bay, Cayman Islands

MLS# 418536

**US\$1,500,000**





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Nestled in the prestigious Seven Mile Beach Corridor, between Sung Harbour and Canal Point, this canal-front home site offers an unbeatable combination of exclusivity and convenience. Located in the sought-after Clipper Bay community, it's a premium location designed for effortless Caribbean living. World-renowned Seven Mile Beach lies just across the way, while a short drive brings you to the airport, George Town's bustling harbour, schools, healthcare facilities, and an array of shops, restaurants, and entertainment. This is convenience at its finest. With a northerly orientation, your future home will enjoy energy-saving breezes, a sun-drenched pool, and forever-protected views thanks to the natural mangrove buffer. This property offers seclusion, being the third lot from the end making it the perfect family home site and a smart long-term investment. With features like a 45-foot dock, stone seawall, underground utilities, and a filled elevation of +5 feet above sea level, the lot is primed for creating a bespoke waterfront residence. Elevate your design with a third floor or lookout tower to capture stunning views of North Sound. Immerse yourself in Caribbean living, with breathtaking sunsets and water adventures right from your doorstep. Clipper Bay, where exclusivity meets location.

## Essential Information

Type	Status	MLS	Listing Type
<b>Land (For Sale)</b>	<b>New</b>	<b>418536</b>	<b>Low Density Residential</b>

## Key Details

Width	Block & Parcel	Depth	Block & Parcel	Den
<b>80.00</b>	<b>12C,495</b>	<b>200.00</b>	<b>12C,495</b>	<b>No</b>

Acreage  
**0.3688**

## Additional Feature

Block	Parcel	Views	Zoning
<b>12C</b>	<b>495</b>	<b>Canal Front</b>	<b>Low Density residential</b>
Sea Frontage	Road Frontage	Soil	
<b>80</b>	<b>80</b>	<b>Marl</b>	