

BOGGY SAND ROAD RESIDENTIAL PROPERTY ON .40 ACRE (ACROSS FROM BEACH)

W Bay South, West Bay, Cayman Islands

MLS# 417120

CI\$2,300,000





Kerri Kanuga
 345-916-7020
 kerri@tridentproperties.ky

This listing presents an exceptional opportunity to own and develop land in the highly sought-after Boggy Sand Road area of West Bay. The 0.4-acre parcel offers versatility for expansion, redevelopment, or investment, with beach views and prime location potential. Property Highlights: • Lot Size: 0.4 acres (Approx. 66.5 ft frontage, widening to 72.5 ft, length 230/250 ft) • Main House: 3 bedrooms, 2 bathrooms, lounge, kitchen, utility room • Additional Units: • 1-Bedroom Rental Unit with kitchen and bathroom • Concrete Outbuilding • Another rentable unit • Outdoor Features: Shaded decking for summer breezes & BBQs, lush gardens with fruit trees and lawn Development Potential: • Zoned for low-density residential development • Possibility to build up to 9 bedrooms • Options include: • 9 one-bedroom apartments • 3 three-bedroom condos • A luxury residence on stilts with sea views (ideal for Airbnb) • The SANDS Development nearby enhances the area’s investment appeal Additional Opportunity: Consider expanding your investment with nearby beachfront land (MLS 415542, 5B 158) also for sale. This is a rare chance to be part of Boggy Sand Road’s exciting transformation. Whether for personal residence, rental income, or development, this property holds tremendous potential. Don’t miss out—schedule a viewing today!

Essential Information

Type Stand Alone Home (For Sale)	Status Current	MLS 417120	Listing Type Single Family Home
--	--------------------------	----------------------	---

Key Details

Bed 4	Bath 3	Block & Parcel 5C,169	Den No
Year Built 1990	Acreage 0.4000		

Additional Feature

Block 5C	Lot Size 0.4	Parcel 169	Views Beach View, Water View
Sea Frontage none	Foundation Slab	Zoning Low Density residential	

Property Feature

Furnished

Den