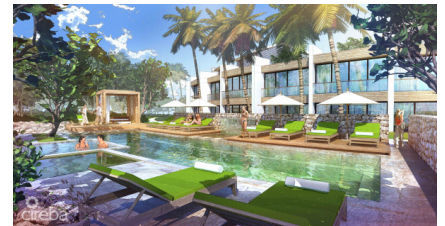


RUM POINT OCEANFRONT DEVELOPMENT SITE | OWNER FINANCING OFFERED AT 0% INTEREST

North Side

MLS#: 419191

US\$2,650,000



Rum Point Oceanfront Development Site Welcome to a rare opportunity to design with intention. Nestled in one of Cayman's most sought-after enclaves, this 1.63-acre oceanfront development site in Rum Point offers a canvas for something truly exceptional—150 feet of pristine private beachfront, paired with structural integrity and inspired potential. This dual-parcel property is a developer's dream: the 0.61-acre beachfront lot is solid sand, ideal for elevated resort-style living, while the 1.015-acre second-line parcel rests on solid rock—providing unmatched stability for multi-level construction. With utilities in place and elevations reaching up to 26 feet, the site is naturally poised for both elegance and efficiency, offering superior drainage and dramatic design possibilities. Architectural groundwork is already laid. The original 14-unit townhouse concept, crafted by CCS Ltd and once fully BCU-approved, remains compliant with current planning regulations. Though a new application is required and subsequent revised approval can be sort for 24 Apartments (not townhouses): 9 x 3-bedroom units (2,460 sq. ft. each) 9 x 2-bedroom units (1,629 sq. ft. each) 5 x 1-bedroom units (819 sq. ft. each) Estimated total built area: approx. 40,896 sq. ft. (final concept drawings pending) All units offer ocean views, supported by the site's natural elevation (22–27 ft. above sea level) Rooftop level (up to 70% of the building footprint) for shared amenities: restaurant, gym, and recreational space (residential use prohibited by zoning) Basement car park with 65 spaces not counted as a storey Rock ground conditions confirmed – Beachside parcel to include: Small office, storage, showers, gazebos 9 additional car parking spaces This is more than just land; it's momentum. With pre-laid plans, utility access, and a stable, build-ready footprint, this site is ready for visionaries to bring bold ideas to life. Whether you reimagine the original scheme or lean into a new concept altogether, the foundation—both literal and figurative—is already in place. Now offered at US \$2,650,000 with 0% interest and a 10% deposit over 10 years, this offering redefines what it means to invest with intention. It's not just about development—it's about unlocking the potential of one of Cayman's most iconic stretches of coastline, and designing a future that blends lifestyle with legacy. Let's explore what's possible. Contact to start building your vision today. How do you want to live your life?

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	Current	419191	Residential

Key Details

Width	Depth	Block & Parcel
150.00	410.00	45A,60/128
Acreage		
1.6300		

Additional Fields

Lot Size	Views	Sea Frontage
1.63	Ocean Front	150