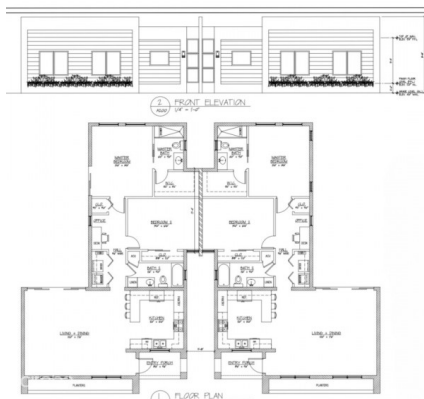


## PERFECT DEVELOPMENT LOT WITH PLANNING APPROVED PLANS

Spotts, Grand Harbour, Red Bay & Prospect, Cayman Islands

MLS#: 419268

**CI\$300,000**



This 0.2997-acre (13,055 sq ft) vacant parcel comes with approved planning plans for a duplex, offering a development opportunity ready to go in the desirable neighborhood of Prospect. Located on Evco Tour Lane, just six miles east of George Town, the land is cleared, level, and prepared for construction. Zoned for low-density residential use, the property is suitable for a private home or small residential project. Utilities such as electricity, water, and telecommunications are available, though a septic tank will be required as mains drainage is not present. Surrounded by established residential properties, and walking distance to Cayman Islands Brewery, Tim Hortons and McRuss this parcel provides a peaceful setting nearby commercial areas. The land is freehold, with clear title and no current leases or restrictions. This property presents an excellent opportunity for investors or developers seeking a plot with approved plans already in place in a quiet, well-connected area.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	Pen/Con	419268	Residential

Key Details

Width	Depth	Block & Parcel
114.20	114.20	25B,668
Acreage		
0.2900		

Additional Fields

Lot Size	Views	Zoning
0.29	Garden View	Low Density residential