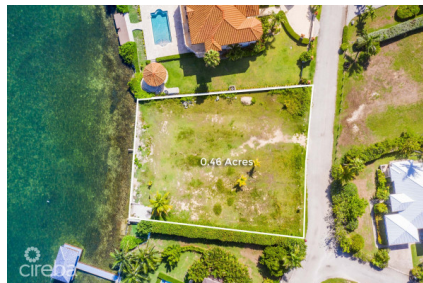
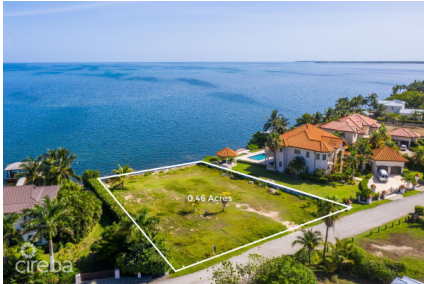


## PATRICKS ISLAND 0.46 ACRES, WATERFRONT NORTH SOUND LOT

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

MLS#: 419624

**US\$995,000**



A rare opportunity to own 0.46 acres of prime waterfront land in the prestigious, now-gated Patrick's Island community. Boasting 128 feet of direct North Sound frontage, this property offers sweeping water views, cooling breezes, and the perfect orientation to maximize natural light and energy efficiency. The site is sea walled with its own private boat launch ramp, comes fully cleared and ready to build, and includes dock plans and planning permission — eliminating huge delays and making your dream boating lifestyle a reality. The recent addition of the third lane to and from Hurley's has vastly improved access and eased traffic, while the neighborhood retains its quiet, exclusive atmosphere. This is an exceptional opportunity to secure a turnkey waterfront parcel in one of Grand Cayman's most sought-after enclaves.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	New	419624	Residential

Key Details

Width	Depth	Block & Parcel
128.00	155.00	24C,21
Acreage		
0.4600		

Additional Fields

Lot Size	Views	Zoning	Sea Frontage
0.46	Water Front	Low Density residential	115
Road Frontage	Soil		
143	Marl		