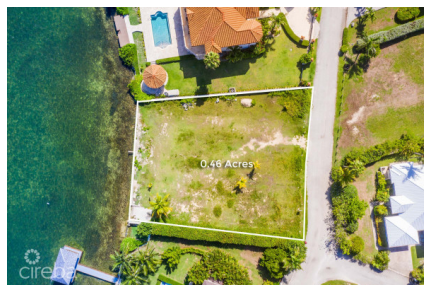
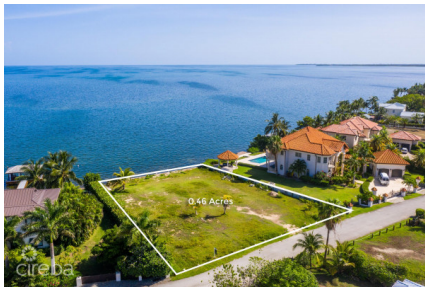


PATRICKS ISLAND 0.46 ACRES, WATERFRONT NORTH SOUND LOT

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. A renewal of the coastal works license is ready for the purchaser's name. This eliminates huge delays and making your dream boating lifestyle more of 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 Land (For Sale)	Status Current	MLS 419624	Listing Type Residential
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Key Details

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

Additional Fields

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