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BLACK URCHIN: PRIVATE BEACHFRONT ESTATE

Breakers, Savannah & Bodden Town, Cayman Islands

MLS#: 420056

US$29,900,000













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There are oceanfront estates in the Caribbean. Then there is Black Urchin. Set along 365 feet of uninterrupted shoreline on Grand Cayman’s south coast, this 2.2-acre private oceanfront legacy estate is one of the most rare and architecturally significant residential compounds in the region. Nothing else on the island offers this combination of privacy, scale, refined design, and connection to the sea. Designed for multigenerational living at its highest level, the estate was created to honor and frame the natural beauty of the island. The architecture, landscape, and sightlines all work together to keep you immersed in the surrounding environment while maintaining absolute privacy. The property is anchored by six contemporary residences, each with its own character and purpose: • Two substantial private villas • Four four-bedroom residences forming an elegant quadplex • A reception building with a full commercial kitchen, staff back-of-house lounge, and additional laundry facilities • A fully permitted private dock with an over-the-ocean pavilion The principal villa is a study in modern coastal architecture, offering five oceanfront primary bedroom suites, including a 1,200-square-foot top-floor ultra suite that spans the entire third level. Its east and west Pavilion Suites also offer sweeping 180-degree views of the Caribbean Sea. The villa includes its own private pool, hot tub, and a swim-up bar. The second private villa is the most secluded residence on the estate, with its own dedicated pool, hot tub, two poolside beachfront cabanas, and the most expansive grounds, creating a completely private retreat. The quadplex shares an expansive resort-style pool with two hot tubs, submerged seating, a beachfront poolside bar, and a private cabana, forming an elevated gathering place designed for ease and relaxation. The grounds throughout the estate are intentionally planned for privacy, flow, and flexibility. Mature landscaping, sculpted lawns, and layered terraces create quiet pockets for retreat as well as generous spaces for entertaining. The layout naturally supports large families, legacy ownership, or those who regularly travel with a full support team such as pilots, nannies, chefs, or security. Very few properties offer this level of discretion and functional versatility. Zoned Beach Resort/Residential, the estate provides rare optionality for long-term vision while living beautifully as a private compound today. With exceptional acreage, unmatched ocean frontage, refined architecture, and complete seclusion, Black Urchin stands as Grand Cayman’s most compelling and irreplaceable oceanfront offering. A property of this scale comes to market only once.

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Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**420056**	**Homes**

Key Details

Bed	Bath	Block & Parcel	Year Built
29	**30.5**	**48C,16/H1&2&3&4&5&6&7**	**2021**

Acreage
2.2200

Additional Fields

Lot Size	Views	Foundation	Zoning
2.22	**Beach Front, Ocean Front**	**Slab**	**Beach Resort/Residential**

Sea Frontage
365

Property Features

Pool	Den	Furnished
Yes	**Yes**	**Yes**

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