Buckingham Square, 720 West Bay Road, Cayman Islands
+1 345 623 1111
info@irg.ky
www.irgcayman.com

LUXURY OCEANFRONT RESORT & RESIDENCES - A PARTIALLY COMPLETED DEVELOPMENT OPPORTUNITY

Seven Mile Beach, Seven Mile Beach, Cayman Islands

MLS#: 421217

US$31,500,000













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Marco Mastrogiovanni
marco@irg.ky



Jeremy Hurst
jeremy@irg.ky

Positioned on North Church Street, at the gateway to Grand Cayman's most coveted shoreline, the celebrated Seven Mile Beach corridor, this is a rare opportunity to complete this partially developed luxury boutique hotel and residences, formerly known as Kailani Grand Cayman. Extending across approximately 1.8 acres of direct ocean frontage, it ranks among the most significant waterfront sites in the region and offers access to Cayman's high-yield luxury-tourism market. The opportunity carries a considerable head start with a partially completed seven-storey structure above an underground parking level, already completed and anchoring the shoreline. The site benefits from Hotel/Tourism zoning, with development plans in place for a luxury boutique resort and residences and the most capital-intensive early phases have already been undertaken. What remains is the opportunity to complete and define a signature address: as a boutique luxury spa, business and eco-resort in line with its original vision or alternatively adapted as luxury oceanfront residences or another form of boutique hotel, or combination of the two (subject to variations to the original planning permissions, if required). As originally designed and developed to date, the scheme comprises approximately 80 suites and residences across approximately 146,800 square feet - from studios and one-bedroom suites to expansive two- and three-bedroom executive residences, the largest approximately 3,950 square feet in area. The design further envisages an oceanfront pool and waterfront leisure amenities, overlooking a sandy beach cove, multiple dining venues, conference and business facilities, a dedicated seventh-floor wellness centre, all oriented to command uninterrupted ocean and sunset views across the Caribbean Sea. Few sites on island can rival this setting and the property occupies a prominent position at the gateway to the Seven Mile Beach corridor, approximately 350 metres away from the new Grand Hyatt Resort & Spa, and a short drive from Grand Cayman's most distinguished resorts including The Ritz-Carlton and the Kimpton Seafire. The Seven Mile Beach corridor is home to some of the highest-value oceanfront residences in the region yet within easy reach of the dining and business centres of George Town waterfront and Camana Bay. Beyond the setting, Grand Cayman offers a foundation few destinations can match: a stable, secure, US-dollar economy with no direct taxation, a mature and thriving luxury-tourism market, all roughly an hour's flight from Miami. With record visitor numbers and island-wide hotel revenue rising more than 17% year over year in the first half of 2026, ADR up over 6% and RevPAR up over 16%, the destination offers the proven, high-yield demand that underpins an institutional-grade hospitality investment. As one of the last remaining oceanfront development sites of scale on Grand Cayman’s sunset-facing west coast, an opportunity in such a location and at this stage of completion is rarely available. The opportunity is being offered through a structured, phased process. Qualified parties are required to complete a brief pre-qualification package and execute a confidentiality agreement, both available upon request, after which detailed information is released. Agents will also be required to execute an NDA. Further information is available upon application.

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Essential Information

Type	Status	MLS	Listing Type
Commercial (For Sale)	**Current**	**421217**	**Commercial**

Key Details

Block & Parcel	Acreage	Year Built
13E,175	**1.8000**	**2024**

Additional Fields

Lot Size	Views	Zoning	Construction
1.8	**Ocean Front**	**Hotel/Tourism**	**Concrete**
Class	Land Certificate	Possession	Frontage Road
Under Construction	**Issued**	**At Closing**	**City Maintained**
Sea Frontage	Road Frontage	How Shown	
350	**220**	**By Appointment/List**	

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