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48-ACRE DEVELOPMENT OPPORTUNITY - NEXT TO PATRICKS ISLAND

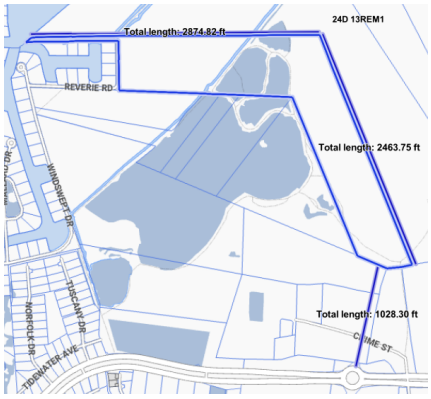
Spotts, Grand Harbour, Red Bay & Prospect, Cayman Islands

MLS#: 421356

CI$5,950,000









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A rare opportunity to acquire approximately 48 acres of freehold land in Spotts Newlands, just east of Patrick’s Island. The parcel sits between established residential neighbourhoods on its western and eastern sides, in one of Grand Cayman’s fastest-growing residential areas. At its western most boundary, the property has approximately 65 ft of frontage on the Patrick’s Island waterway. Subject to the relevant approvals, this could offer the opportunity to install a dock, offering boat access to the North Sound. Development feasibility studies indicate that, subject to Central Planning Authority approval, the site could support a substantial phased residential subdivision. A purchaser would have the flexibility to shape the layout and density of the development around and enhance the land’s natural existing features. Zoned Low Density Residential, the site is an ideal location for a mixed affordable and mid-level housing community, a sector where demand on Grand Cayman remains high. It would equally suit a master-planned community or a phased subdivision. Part of a man-made lake lies within the property's boundaries and could serve as a further amenity feature. The property benefits from registered 30-ft vehicular rights of way over Block 28B Parcels 86 and 118, and access is proposed via an unimproved easement to the East-West Arterial (Bypass). Landholdings of this scale are increasingly scarce on Grand Cayman, making this a compelling opportunity for developers planning for long-term residential demand.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	**New**	**421356**	**Residential**

Key Details

Width	Depth	Block & Parcel
525.00	**4100.00**	**24D,13REM1**

Acreage
48.0000

Additional Fields

Lot Size	Views	Zoning	Land Certificate
48	**Inland, Lake View**	**Low Density residential**	**Not Issued**

Possession	Frontage Road	Trees	Road Surface
At Closing	**Unimproved**	**Partial Covered**	**Other**

Topography	How Shown	Soil
Fill Needed	**By Appointment/List**	**Black**

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