



**CENTURY 21**  
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CENTURY 21 Thompson Realty Ltd., Grand Pavilion Commercial Centre, 802 West Bay Road, Grand Cayman, Cayman Islands KY1-1201

## BOGGY SAND ROAD RESIDENTIAL PROPERTY ON .40 ACRE (ACROSS FROM BEACH)

**CIREBA# 417120**

West Bay (Grand Cayman) 📍 Cayman Islands

**MLS# 1153866**

Single Family Homes

**3,200,000**



**CIREBA#:** 417120

**District/Area:** West Bay (Grand Cayman)

**Region/Country:** Cayman Islands

**Available:** At Closing

**Prop.Type:** Single Family Homes

**Prop.View:** Beach Front

**Beds:** 4

**Baths:** 3.0

**Living Space:** 2,500 ft<sup>2</sup>

**Year Built:** 1990

**Land Area:** 0.40 Acres

**Land Zoning:** Residential

**Class:** Residential

### Features and Amenities

#### Appliances

Electric Stove  
Refrigerator  
Dishwasher  
Microwave

#### Laundry

Washer/Dryer in Unit

#### Television

Cable

#### Building - Foundation

Slab

#### Furnished

Fully Furnished

#### Yard / Landscaping

Landscaped

#### Building - Framing

Concrete Blocks

#### Sewage system

Septic tank

#### Air Conditioning

Central A/C

#### Patio - Deck - Porch

Patio

#### Water Supply

City Water

### Remarks

Incredible opportunity to own a piece of land within this historical road in West Bay. Spanning 66.5 ft on the road, widening to 72.5 ft at the rear, and with a land length of 230/250 ft, this .4 acre lot presents a golden opportunity. Explore the potential to develop low density apartments with

beach views, accommodating approximately 9 bedrooms under current zoning. Imagine 9 one bedrooms, 3 three bedroom condos, or a mix within the three story limit, or build an incredible residence on stilts with sea views for AIRBNB.

Nestled on this plot is a solid concrete single family home, boasting 3 beds/ 2 baths and a separate income generating 1 bed/1 bath apartment and a garden shed all in excellent condition.

Explore the exciting changes on Boggy Sand Road with the upcoming SANDS development. Expand your possibilities by also checking out the nearby beach land (MLS 415542, 5B 158) FOR SALE.

It's a great chance to create something special in this area.

Don't miss out!

### Directions

From West Bay 4 Way Stop, turn into Boggy Sand Road. Property located after house number 61 opposite sea.