Address 390 West Bay Road, KY1-1203 George Town, Grand Cayman, Cayman Islands,

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

Boggy Sand Road, Seven Mile Corridor, Cayman Islands

## PROPERTY DETAILS

Price: CI\$1,950,000 Listing Type: Single Family Home Bathrooms: 3 Sq. Ft.: 2500 MLS#: 417120 Status: Current Built: 1990 Type: Residential Bedrooms: 4

# PROPERTY DESCRIPTION

This listing presents an exceptional opportunity to own and develop land in the highly sought-after Boggy Sand Road area of West Bay. The 0.4-acre parcel offers versatility for expansion, redevelopment, or investment, with beach views and prime location potential. Property Highlights: • Lot Size: 0.4 acres (Approx. 66.5 ft frontage, widening to 72.5 ft, length 230/250 ft) • Main House: 3 bedrooms, 2 bathrooms, lounge, kitchen, utility room • Additional Units: • 1-Bedroom Rental Unit with kitchen and bathroom • Concrete Outbuilding • Another rentable unit • Outdoor Features: Shaded decking for summer breezes & BBQs, lush gardens with fruit trees and lawn Development Potential: • Zoned for low-density residential development • Possibility to build up to 9 bedrooms • Options include: • 9 one-bedroom apartments • 3 three-bedroom condos • A luxury residence on stilts with sea views (ideal for Airbnb) • The SANDS Development nearby enhances the area's investment appeal Additional Opportunity: Consider expanding your investment with nearby beachfront land (MLS 415542, 5B 158) also for sale. This is a rare chance to be part of Boggy Sand Road's exciting transformation. Whether for personal residence, rental income, or development, this property holds tremendous potential. Don't miss out—schedule a viewing today!

### PROPERTY FEATURES

Beach View, Water View
No
5C
169
Slab
Low Density residential
No
Yes
Yes
none



CIREBA MLS LDX feed courtesy of CENTURY 21 THOMPSON REALTY \*Disclaimer: The information contained herein has been furnished by the owner(s) and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information. The listing details herein are also courtesy of CIREBA (Cayman Islands Real Estate Brokers Association) MLS and/or via LDX (Listing Data Exchange) feed. All the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser(s).