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PRIME OCEANFRONT LAND - HOUSE LOT #4

Colliers, Cayman Islands

MLS# 420746

CI$355,000

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This very affordable OCEAN FRONT lot has sloping elevations up to 16ft which allows for amazing sunrise views and views of the bright blue colors of the Caribbean sea. Great snorkeling and marine life at your feet. Build your beachfront home today on this perfect size lot or land bank for your family's future. Land has white sandy beach with ironshore composite. This lot has just over 97ft of ocean frontage. Located along the spectacular coastline of Colliers district in East End which is fast becoming a popular location with its clear coastline, nature attractions, and an increase in facilities and amenities like Health City, great local restaurants, water sport activities and some of the best dive operations on island. As infrastructure is moving out this way and it will be easier to get in and out of town once the new bypass extension is completed, this land is a great investment. As Grand Cayman continues to be developed, demand for oceanfront land will continue to increase. This lot is priced to sell so don't miss out on this fantastic opportunity to secure your oceanfront parcel today.Key points: - Elevation & shoreline: lots rise to ~16 ft above sea level with a mix of sandy beach and ironshore; clear water with some turtle grass. - Setbacks: typically, 50–75 ft; a prior project received approval with a 30 ft high-water setback, planning could consider ~ 30–35 ft. - Infrastructure: water and electricity available to the strip. - Views & lifestyle: exceptional sunrises and outstanding viewpoints, ideal for land banking or building a residence or East End Cottage - Location: close to amenities, restaurants, Hotels, shops, and a grocery store. It's just over a mile to Moritz. - Boat dock/gazebo: would need to apply for a dock license, likely approvals due to several other docks along this coastline.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	**Current**	**420746**	**Agriculture**

Key Details

Width	Depth	Block	Parcel
97.60	**114.00**	**74A**	**157LOT4**

Additional Features

Block	Parcel	Views
74A	**157LOT4**	**Ocean Front**

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