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PRIME WEST BAY DEVELOPMENT OPPORTUNITY | 0.84 ACRES

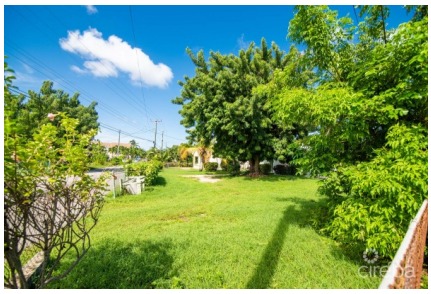
West Bay North West, Cayman Islands

MLS# 421256

CI$840,000













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An exceptional opportunity to acquire a substantial 0.84-acre development site in the highly sought-after district of West Bay in Grand Cayman. Comprising two adjoining parcels of approximately 0.25 acres and 0.59 acres, this property offers a combined landholding of approximately 0.84 acres, presenting an attractive opportunity for a developer, investor or builder seeking their next residential project. The property is currently improved with an approximately 1,408 sq. ft. existing residence in need of substantial renovation, with the primary value of this offering centered on the land, location and redevelopment potential. With the potential to accommodate a new residential development of up to approximately seven apartment units, subject to Planning approval, zoning requirements and all applicable regulations, the site presents an excellent opportunity to transform an underutilized property into a modern residential development. DEVELOPMENT HIGHLIGHTS - * Approximately 0.84 acres combined * Two adjoining parcels: approximately 0.25 acres + 0.59 acres * Prime location within the established West Bay district * Existing approximately 1,408 sq. ft. residence * Strong redevelopment and new-construction potential * Potential for up to approximately 7 residential apartment units, subject to Planning approval * Opportunity to develop a purpose-built residential investment property * Suitable for developers, builders and long-term property investors * Significant landholding within one of Grand Cayman’s established residential districts A COMPELLING DEVELOPMENT OPPORTUNITY - The true strength of this offering lies in its combination of land size, location and development potential. Rather than acquiring an existing multi-family asset at a premium, a purchaser has the opportunity to secure a sizeable West Bay landholding and explore a purpose-designed residential development that maximizes the site's potential. The two-parcel configuration provides an excellent foundation from which a developer can evaluate the optimal site layout, unit mix, parking configuration, building footprint and overall development strategy. For an investor or developer seeking to create value through new construction, this property offers the opportunity to acquire, redevelop and reposition a substantial parcel of land in West Bay for its next chapter. Purchasers should undertake their own due diligence regarding permitted density, zoning, Planning requirements, infrastructure, utilities and all governmental approvals required for their proposed development. Serious developer and investor enquiries invited.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Pen/Con**	**421256**	**Single Family Home**

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Key Details

Bed	Bath	Block	Parcel
4	**2**	**1D**	**191/480**

Year Built	Sq.Ft.
1966	**1408.00**

Additional Features

Block	Den	Lot Size	Parcel
1D	**No**	**0.84**	**191/480**

Views	Foundation	Furnished	Den
Inland	**Slab**	**No**	**No**

Garage	Zoning
No	**Low Density residential**

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