



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201  
Cayman Islands, British West Indies.  
+1 (345) 946-3343  
info@edgewater.ky |

## ALEXANDER GROVE SUBDIVISION - CAYMAN BRAC - LOT S (INLAND)

Cayman Brac West, Cayman Islands

MLS# 415332

**CI\$46,785**





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Welcome to Alexander Grove, Cayman Brac's newest and most exciting proposed subdivision. Designed with pride and care, the developers aim to create a vibrant community where every homeowner feels a sense of belonging. As you enter, you'll be greeted by a grand, hand-crafted double-stone wall, making your arrival as welcoming as the place you'll soon call home. This property is one of only 14 "in-land" parcels, nestled near the island's top attractions. From local, traditional cuisine to fine dining and live music at The Alexander Hotel, you're never far from some of the Brac's finest experiences. Just a short walk away, you'll find the island's only stretch of peaceful beach—perfect for quiet evening strolls, where the gentle sound of waves and the magical glow of bio-luminescent waters may accompany you. On your way, stop by a local wine and spirits store for your favorite beverage to complete the experience. For Caymanians and first-time buyers, this is your opportunity to take advantage of the Stamp Duty Waiver Program, a government initiative that helps you get onto the property ladder. With this prime location, your investment is sure to grow in value. For investors seeking the perfect vacation home, Alexander Grove offers the ideal setting to relax and unwind. When you're away, the location is perfect for rentals, offering you both a retreat and a smart investment. Don't miss your chance to be part of this promising new community. Get in touch today to secure your piece of Alexander Grove before it's too late!

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Back On The Market</b>	MLS <b>415332</b>	Listing Type <b>Low Density Residential</b>
--------------------------------	-------------------------------------	----------------------	--

## Key Details

Width <b>126.70</b>	Depth <b>83.70</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>97B,15LOTS</b>
Acreage <b>0.24</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views <b>Inland</b>	Zoning <b>Low Density residential</b>	Road Frontage <b>198.1</b>
------------------------	--	-------------------------------