



**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 - POND LOT 2

Cayman Brac West, Cayman Islands

MLS# 415334

**CI\$64,099**





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Alexander Grove is Cayman Brac’s newest proposed waterfront subdivision, designed to offer a community owners can truly be proud of. As you enter this idyllic neighborhood, you’ll be greeted by sweeping, hand-crafted double-stone walls that welcome you home with elegance and charm. This exclusive property boasts one of only four waterfront parcels, offering breathtaking views of a serene pond and the sea just a few hundred feet away. Located near some of the island’s top amenities, you’ll experience the best of the Brac’s culinary scene—from traditional local cuisine to fine dining and live music at The Alexander Hotel. Evenings here promise to be full of enjoyment. A short stroll takes you to the island’s only stretch of beach, perfect for peaceful walks by the water, with the occasional bioluminescence show lighting up the waves as they roll onto the reef. Along the way, grab your favorite drink from a nearby wine and spirits store, adding the perfect touch to your sunset experience. Are you Caymanian and a first-time buyer? This is the perfect opportunity to take advantage of the Government’s Stamp Duty Waiver Program for first-time buyers. With its prime location, this is a smart investment that’s bound to grow in value. Don’t miss your chance to step onto the property ladder today! Investors, seeking the ideal vacation home on a charming island? Alexander Grove offers not only a dream retreat but also a prime location for vacation rentals when you’re away. Secure your slice of paradise today!

## Essential Information

|                                |                          |                      |  |
|--------------------------------|--------------------------|----------------------|--|
| Type<br><b>Land (For Sale)</b> | Status<br><b>Current</b> | MLS<br><b>415334</b> | Listing Type<br><b>Low Density Residential</b> |
|--------------------------------|--------------------------|----------------------|--|

## Key Details

|                        |                        |                 |                  |                                      |
|------------------------|------------------------|-----------------|------------------|--------------------------------------|
| Width<br><b>103.90</b> | Depth<br><b>133.50</b> | Bed<br><b>0</b> | Bath<br><b>0</b> | Block & Parcel<br><b>97B,15POND2</b> |
| Acreage<br><b>0.28</b> |                        |                 |                  |                                      |
| Den<br><b>No</b>       | Sq.Ft.<br><b>0.00</b>  |                 |                  |                                      |

## Additional Features

|                        |  |                               |
|------------------------|--|-------------------------------|
| Views<br><b>Inland</b> | Zoning<br><b>Low Density residential</b> | Road Frontage<br><b>103.9</b> |
|------------------------|--|-------------------------------|