



EDGEWATER GROUP  
REAL ESTATE & DEVELOPMENT

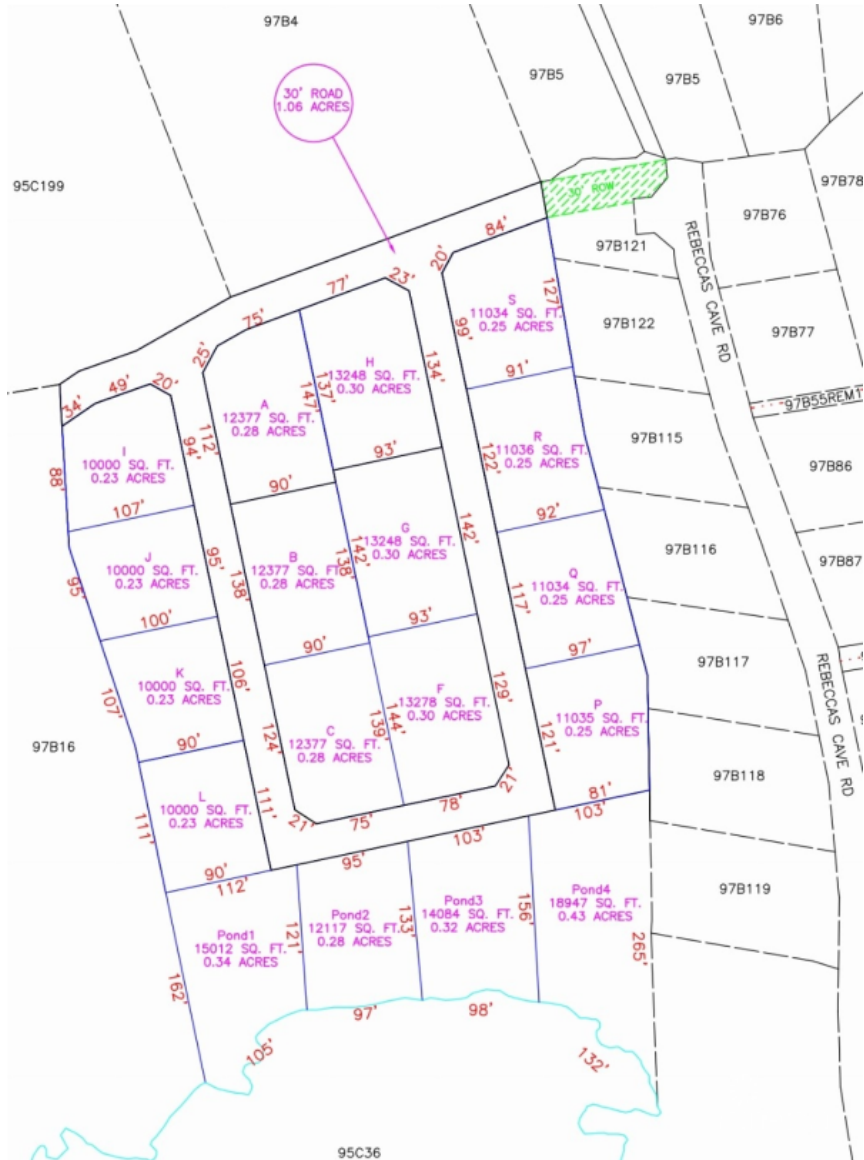
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## ALEXANDER GROVE SUBDIVISION - CAYMAN BRAC - POND LOT 1

Cayman Brac West, Cayman Islands

MLS# 415333

CI\$79,414





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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 <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>415333</b>	Listing Type <b>Low Density Residential</b>
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## Key Details

Width <b>107.90</b>	Depth <b>171.50</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>97B,15POND1</b>
Acreage <b>0.31</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>28.4</b>
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