



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## ALEXANDER GROVE SUBDIVISION - CAYMAN BRAC - POND LOT 4

Cayman Brac West, Cayman Islands

MLS# 415336

**CI\$100,230**





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PRICE INCREASE IMMINENT! These parcels are expected to see an increase in pricing soon. All offers are encouraged to be placed before the 15th of August 2024 to benefit from the current pricing. Alexander Grove is Cayman Brac's newest proposed subdivision. The developers aim to create a beautiful community that owners will be proud to be a part of. As you enter the neighbourhood, you'll be met with sweeping, hand-crafted double-stone walls entranceway to welcome you home. This property is one of only four waterfront parcels. Each enjoys, not only views of the pond but also an extended view of the sea a few hundred feet away. The development is close to some of the best amenities the island has to offer. Bragging some of the island's best culinary experiences the Brac; from staple and traditional local cuisines, from local restaurants to fine dining, live music, and good company from The Alexander Hotel; your evenings are sure to be fun-filled. You are also within walking distance of the only stretch of beach on the island! Perfect for a quiet intimate stroll along a peaceful beach, with only the sound of the water rolling onto the reef to keep you and yours, company. You may be lucky enough to experience the occasional bio-luminescence light show as the waves lap along the shoreline! As you make your way to the beach, pick up your favourite beverage at the local fine wine and spirit stores, as you walk by. Are you Caymanian and a first-time buyer? - Perfect opportunity to take advantage of Stamp Duty Wavier Program offered by Government for first-time buyers. This is an excellent investment choice that is sure to increase in value due to its location. Get on the property ladder now! Investors looking for a place to build the perfect vacation home on a small quaint island? - With the above, you're in an excellent location for vacation rentals when you're not there. (Developers are in the planning stages of neighbourhood covenants.)

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>415336</b>	Listing Type <b>Low Density Residential</b>
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## Key Details

Width <b>124.70</b>	Depth <b>247.40</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>97B,15POND4</b>
Acreage <b>0.40</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views  
**Inland**

Zoning  
**Low Density  
residential**

Road Frontage  
**34.6**