



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## THE SHORES CANAL FRONT LOT

West Bay North East, Cayman Islands

MLS# 416429

**CI\$895,000**





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Prime Residential Lot in The Shores, West Bay Located in the upscale gated community of The Shores in West Bay, Grand Cayman, this south-facing residential lot offers an unparalleled opportunity for luxurious island living. Spanning a generous 0.3510 acres, this lot provides ample space for constructing a magnificent home tailored to your desires. Ideal Location The Shores is renowned for its prime location, offering a short commute to Camana Bay, where you'll find an array of shopping, dining, and entertainment options. Additionally, the world-famous Seven Mile Beach and George Town are easily accessible, providing even more amenities and attractions. Stunning Views and Seclusion Nestled on a small quay, this lot boasts breathtaking views of both sunrises to the east and sunsets to the west. The wide canals surrounding the property enhance privacy and seclusion, creating a tranquil environment perfect for relaxation. Boater's Paradise For boating enthusiasts, this property is a dream come true. With direct boat access to Rum Point, just 15 minutes away, you can enjoy stunning turquoise waters and pristine sandy shores. The area is reef-protected, ensuring a safe and enjoyable experience for swimmers and snorkelers. Ready for Construction The property comes with planning approval for an exquisite two-story, 8200-square-foot residential home. Architectural plans and all necessary licenses for construction are readily available, streamlining the building process and making it hassle-free. A Unique Opportunity This south-facing 0.3510-acre lot in The Shores gated community offers a unique opportunity to build a luxurious home in a prestigious location. With proximity to Camana Bay, Seven Mile Beach, and George Town, as well as access to stunning sunrises, sunsets, and boating adventures, this property is truly a gem in the Cayman Islands. Call now not to be disappointed or view details of the land with our drone pictures. How do you want to live your life?

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>416429</b>	Listing Type <b>Low Density Residential</b>
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## Key Details

Width <b>100.00</b>	Depth <b>155.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>9A,446</b>
Acreage <b>0.35</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views  
**Canal Front**

Zoning  
**Low Density  
residential**

Sea Frontage  
**100**

Road Frontage  
**100**