



**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 |

## BODDEN TOWN - OCEAN VIEW DEVELOPMENT LAND

Bodden Town, Cayman Islands

MLS# 416435

**CI\$525,000**





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Incredible Ocean View Development Land in Bodden Town, Grand Cayman, provides an exquisite real estate opportunity offering unparalleled views of the turquoise waters of the Caribbean Sea. Nestled in the serene district of Bodden Town, this parcel of land presents an unrivalled investment prospect for residential properties. Spanning almost 0.7 acre, the land is characterized by its pristine, untouched landscape surrounded by natural beauty. The topography is rock and sand with elevations reaching 29ft in many areas, with city-maintained road frontage. Ideal for construction, this parcel is elevated enough to provide commanding, unobstructed sea views, enhancing the value and appeal of any development. A developer could build 13 apartments, with 20 bedrooms, or 4 duplexes with unlimited bedrooms. Or provides ample space for a private estate, potentially including luxurious amenities such as pool, guest house, and lush tropical landscaping. The location's charm lies in its harmonious blend of seclusion and accessibility. While it offers peaceful tranquility, away from the bustling tourist spots, it is also conveniently located a short drive from local amenities, including Countryside shopping plaza, restaurants, supermarket and ensuring future residents will have easy access to all necessities. Located only a 20-minute drive from George Town, the Islands capital, and world famous 7 Mile Beach. The surrounding area is rich in Cayman's cultural heritage, quiet sandy beaches and the historic Mission House, the locale offers a captivating blend of nature and history. With the growing popularity of Bodden Town, a development here would be a lucrative investment, capitalizing on the demand for high-end real estate in this idyllic Caribbean setting. This Ocean View Development Land embodies the essence of island living - the allure of the sea, the tranquility of seclusion, and the promise of a thriving community. This is more than just a plot of land it is an opportunity. Ask yourself...How do you want to live your life?

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Pen/Con</b>	MLS <b>416435</b>	Listing Type <b>Med Density Residential</b>
--------------------------------	--------------------------	----------------------	--

## Key Details

Width <b>157.00</b>	Depth <b>170.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>44B,76</b>
Acreage <b>0.68</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views

**Water View**

Zoning

**Medium Density  
Residential**

Road Frontage

**157 f**

Soil

**Rock**