



**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 |

## **BOGGY SAND ROAD RESIDENTIAL PROPERTY ON .40 ACRE (ACROSS FROM BEACH)**

Seven Mile Beach, Cayman Islands

MLS# 417120

**CI\$2,800,000**





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Incredible opportunity to own a piece of land within this historical road in West Bay. Spanning 66.5 ft on the road, widening to 72.5 ft at the rear, and with a land length of 230/250 ft, this .4 acre lot presents a golden opportunity. Explore the potential to develop low density apartments with beach views, accommodating approximately 9 bedrooms under current zoning. Imagine 9 one bedrooms, 3 three bedroom condos, or a mix within the three story limit, or build an incredible residence on stilts with sea views for AIRBNB. Nestled on this plot is a solid concrete single family home, boasting 3 beds/ 2 baths and a separate income generating 1 bed/1 bath apartment and a garden shed all in excellent condition. Explore the exciting changes on Boggy Sand Road with the upcoming SANDS development. Expand your possibilities by also checking out the nearby beach land (MLS 415542, 5B 158) FOR SALE. It's a great chance to create something special in this area. Don't miss out!

### Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Current</b>	<b>417120</b>	<b>Single Family Home</b>

### Key Details

Bed	Bath	Block & Parcel
<b>4</b>	<b>3</b>	<b>5C,169</b>
Acreage		
<b>0.40</b>		
Den	Year Built	Sq.Ft.
<b>No</b>	<b>1990</b>	<b>2500.00</b>

### Additional Features

Lot Size	Views	Sea Frontage	Foundation
<b>0.40</b>	<b>Beach View, Water View</b>	<b>none</b>	<b>Slab</b>
Furnished	Zoning		
<b>Yes</b>	<b>Low Density residential</b>		