



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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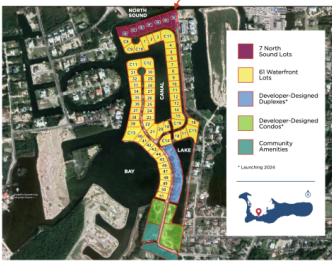
## AUBURN BAY LOT C1

Prospect / Newlands, Cayman Islands

MLS# 417399

**CI\$1,109,950**

SITE PLAN





**Debi Bergstrom**  
 dbergstrom@edgewater.ky

Introducing a stunning property nestled within a Brand New Waterfront Community, this prime piece of land spans an impressive 0.46 acres, offering an unparalleled opportunity for those seeking the perfect blend of tranquility and convenience. Boasting breathtaking views overlooking the majestic North Sound, this parcel is an absolute paradise for dedicated boaters and families alike. Situated just a stone's throw away from essential amenities, including a Grocery Store, Pharmacy, Gym and Restaurants. Convenience at your fingertips. Additionally, with easy access to arterial highways, commuting has been made easy making this location both idyllic and practical. Seize the opportunity to build your dream waterfront retreat in this exclusive community, where every day feels like a vacation and the possibilities are as vast as the ocean itself. Don't miss your chance to own a slice of paradise in this sought-after locale!

## Essential Information

|                        |                |               |                                |
|------------------------|----------------|---------------|--------------------------------|
| Type                   | Status         | MLS           | Listing Type                   |
| <b>Land (For Sale)</b> | <b>Current</b> | <b>417399</b> | <b>Low Density Residential</b> |

## Key Details

|               |               |          |          |                       |
|---------------|---------------|----------|----------|-----------------------|
| Width         | Depth         | Bed      | Bath     | Block & Parcel        |
| <b>120.00</b> | <b>170.00</b> | <b>0</b> | <b>0</b> | <b>22D,182REM4C1A</b> |
| Acreage       |               |          |          |                       |
| <b>0.47</b>   |               |          |          |                       |
| Den           | Sq.Ft.        |          |          |                       |
| <b>No</b>     | <b>0.00</b>   |          |          |                       |

## Additional Features

|                                |                                |              |               |
|--------------------------------|--------------------------------|--------------|---------------|
| Views                          | Zoning                         | Sea Frontage | Road Frontage |
| <b>Water Front, Water View</b> | <b>Low Density residential</b> | <b>1</b>     | <b>120</b>    |
| Soil                           |                                |              |               |
| <b>Marl</b>                    |                                |              |               |