



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## TRANQUILITY ESTATE - 3.52 ACRES

Lower Valley, Cayman Islands

MLS# 417521

**CI\$1,795,000**





**Debi Bergstrom**  
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Explore Lower Valley’s untapped potential of 3.52 acres of prime real estate. This pristine property consists of 6 subdivided lots, which are high and dry, and all lots have road access. This isn't just land; it's a blank canvas with boundless opportunity! Embrace the future with this remarkable 3.52-acre property at a 10-foot elevation. Situated close to the expansion of the East-West Arterial and surrounded by upcoming developments, the possibilities for this land are vast. The choices are plentiful, with the potential for a residential subdivision, retirement community, wellness resort & retreat, or animal sanctuary. Additionally, the nutrient-rich soil opens up opportunities for agricultural ventures. Whether you choose to develop, sell, or savour this slice of paradise, this property offers a promising canvas for a variety of future endeavours. 5 Minutes to Countryside Shopping, 10 Minutes to Grand Harbour, 20 minutes to George Town and less than 30 Minutes to SMB and Camana Bay. Don't miss out on this rare opportunity. Note that the property is priced at land value, but included is a +3000 sf house, 500 sf garage, two sheds on a concrete foundation, two wells, a generator, a pool, and a cabana. The house has been well cared for and would be an excellent opportunity to serve as a clubhouse or sales office or keep and renovate into your own dream home. For more info, please go to [www.lowervalleyland.com](http://www.lowervalleyland.com)

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>417521</b>	Listing Type <b>Low Density Residential</b>
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## Key Details

Width <b>508.00</b>	Depth <b>452.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>37A,66/67/68/69/70/91</b>
Acreage <b>3.52</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views <b>Garden View, Inland</b>	Zoning <b>Low Density residential</b>	Road Frontage <b>539</b>
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