



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

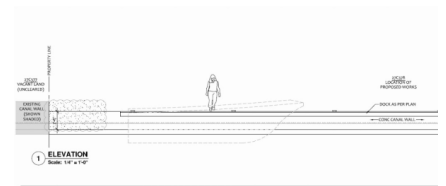
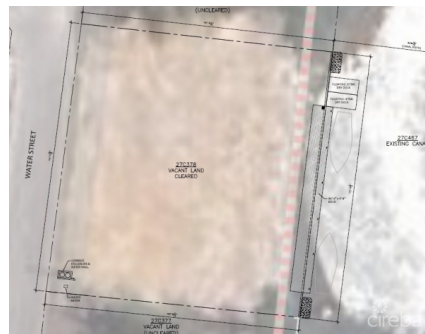
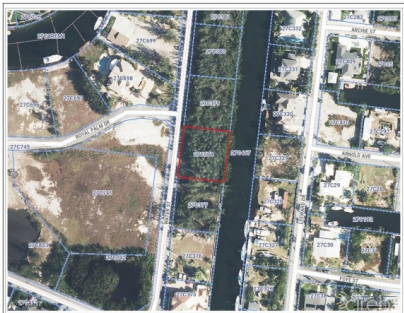
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## GRAND CAYMAN ESTATES - CANAL FRONT HOME LOT

Savannah, Cayman Islands

MLS# 418145

**CI\$279,000**





**Debi Bergstrom**  
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Discover the perfect opportunity to build your dream home in the prestigious Grand Cayman Estates. This exceptional canal-front lot, located near the exclusive Sunrise Landing, offers an idyllic setting surrounded by beautiful, multi-million dollar homes. The property is already cleared and requires only minimal fill before it's ready for construction, making it an excellent choice for those looking to start building with ease. In addition to its prime location, this lot comes with approved planning permission, valid until April 13th, 2026, for land clearing (already completed), filling, a canal wall, an 80' dock, two jetski dry docks, a garbage enclosure, and services to the site and dock. Buyers also have the flexibility to modify these approved plans with just a \$100 fee, rather than having to submit a new application. Boasting direct access to the North Sound via the canal, this property is perfect for boating enthusiasts. Picture yourself spending weekends on the water, relaxing at Rum Point, or simply enjoying tranquil canal views from your future home. Conveniently located just 5 minutes from supermarkets and within 10-15 minutes of top schools, this lot offers the perfect blend of privacy and accessibility. Whether you're looking to build a luxurious family residence or a peaceful retreat, this canal-front lot is a rare find in one of Grand Cayman's most desirable communities.

## Essential Information

Type	Status	MLS	Listing Type
<b>Land (For Sale)</b>	<b>Current</b>	<b>418145</b>	<b>Low Density Residential</b>

## Key Details

Width	Depth	Bed	Bath	Block & Parcel
<b>113.00</b>	<b>107.00</b>	<b>0</b>	<b>0</b>	<b>27C,378</b>
Acreage				
<b>0.29</b>				
Den	Sq.Ft.			
<b>No</b>	<b>0.00</b>			

## Additional Features

Views	Zoning	Sea Frontage	Road Frontage
<b>Canal Front</b>	<b>Low Density residential</b>	<b>113</b>	<b>113</b>