



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

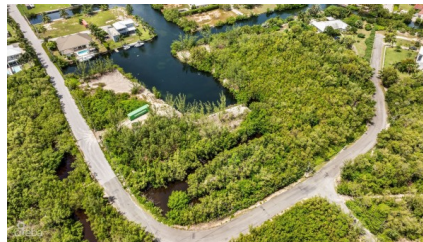
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## **PRIME 11.4-ACRE DEVELOPMENT OPPORTUNITY WITH BOAT HOUSE POTENTIAL IN DESIRABLE RED BAY, HERON BAY**

Prospect / Newlands, Cayman Islands

MLS# 418156

**US\$6,250,000**





**Debi Bergstrom**  
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Prime Development Opportunity in Red Bay Discover an exceptional development opportunity in the heart of Red Bay. This expansive property spans 11.44 acres of prime land, featuring private roads, and water access to North Sound. With over 5000 feet of water frontage, this property is ideal for a visionary new development. The offering includes plans for boat houses, and the price also encompasses an additional parcel currently under negotiation. The offering includes meticulously designed plans for an innovative boat house project, a first-of-its-kind in this emerging luxury neighborhood. The generous size of the property offers exceptional flexibility in design, allowing each unit to fully embrace and enhance the stunning surroundings. The unique boat house project, combined with luxurious amenities and premium finishes, will harmonize perfectly with the natural beauty of the area, providing residents with an unmatched living experience. Whether you envision a serene retreat or a dynamic waterfront community, this canal front land presents the ideal setting to craft an extraordinary residence in a true paradise.

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>418156</b>	Listing Type <b>Low Density Residential</b>
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## Key Details

Width <b>714.00</b>	Depth <b>1470.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>22D,22C,253.266,407,451/36,37</b>
Acreage <b>11.44</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views <b>Canal Front, Canal View</b>	Zoning <b>Low Density residential</b>	Sea Frontage <b>5000</b>	Road Frontage <b>1352</b>
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