



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

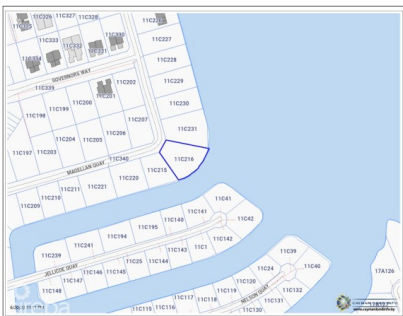
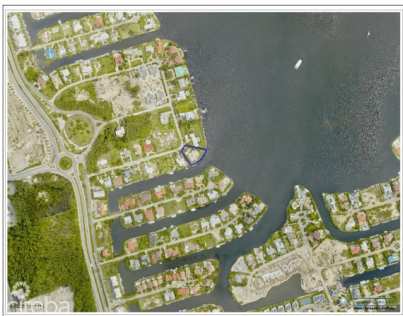
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## GOVERNOR'S HARBOUR OVERSIZED CANAL LOT

Seven Mile Beach, Cayman Islands

MLS# 418366

**US\$3,250,000**





**Debi Bergstrom**  
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Your Gateway to Coastal Luxury in Governors Harbour Nestled in the heart of one of the Cayman Islands' most desirable neighborhoods, this .57-acre canal lot offers an unrivaled opportunity to create your dream waterfront retreat. With 200 feet of prime water frontage and a garage and dock already in place, this property combines convenience and exclusivity like no other. Unparalleled Water Views and Prime Location Perched at the end of the quay in Governors Harbour, this property boasts open water views over Governors Sound. Whether you're sipping your morning coffee or watching the sun dip into the horizon, the serene vistas are a constant reminder of island living at its finest. Just a 15-minute boat ride takes you to the world-renowned Stingray City, making this a haven for boat enthusiasts. Positioned within a minute of the luxurious Seafire Resort and the prestigious Watercolours development on Seven Mile Beach, this lot offers unparalleled access to the best of Cayman. The iconic Ritz-Carlton is a mere three-minute drive away, ensuring world-class dining and entertainment are always within reach. Perfect for Boaters and Beach Enthusiasts This oversized lot is ideal for those who value convenience and luxury. Dock your boat steps from your future home, and enjoy seamless access to the Caribbean's azure waters. If you already own a unit at Watercolours, this lot offers an exceptional opportunity to keep your vessel close by in a prime location. A Family-Friendly Neighborhood Governors Harbour is more than a location; it's a lifestyle. Known for its welcoming and well-established community, this area offers the perfect balance of tranquility and connectivity. Families will appreciate the safe environment, while professionals and retirees can enjoy the blend of peace and proximity to Seven Mile Beach's vibrant energy. Act Now - One of the Last Remaining Lots Opportunities like this don't come often. With limited canal-front lots offering such expansive waterfrontage, this property is a rare find in Governors Harbour. Whether you envision a luxury villa or a serene getaway, this lot sets the stage for your vision to come to life. How do you want to live your life? Call today to secure this exceptional piece of Governors Harbour and begin your journey.

## Essential Information

Type	Status	MLS	Listing Type
<b>Land (For Sale)</b>	<b>Reduced</b>	<b>418366</b>	<b>Low Density Residential</b>

## Key Details

Width	Depth	Bed	Bath	Block & Parcel
<b>198.00</b>	<b>198.00</b>	<b>0</b>	<b>0</b>	<b>11C,216</b>

Acreage  
**0.57**

Den  
**No**

Sq.Ft.  
**0.00**

## **Additional Features**

Views  
**Canal Front, Water  
Front**

Zoning  
**Low Density  
residential**

Sea Frontage  
**210**

Road Frontage  
**60**

Soil  
**Black**