



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## BEACH BAY LOT: FOUNDATION AND PLANS INCLUDED

Lower Valley, Cayman Islands

MLS# 418486

**CI\$459,000**





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Secure this modern duplex lot in peaceful Beach Bay, Lower Valley with construction started and foundation laid. Approved plans included. Call for a viewing or to see the plans!

Build Your Dream Duplex in the Peaceful Beach Bay Set in the tranquil and highly desirable Lower Valley area, this modern duplex lot offers an exceptional opportunity for homeowners and investors alike. With construction already started and the foundation completed up to seven block high, this property provides the ideal head start to realizing your vision.

Designed for Modern Living This duplex has been thoughtfully planned to deliver comfort, style, and functionality. Each side of the property features: • 3 spacious bedrooms and 2.5 bathrooms, ensuring ample space for families or tenants. • Open-plan layouts that maximize natural light and create an inviting flow throughout. • A modern architectural style tailored for contemporary living.

Nestled in a well-elevated lot in Pebble Beach Beach Bay, this property is located in a quiet and peaceful area, ideal for families or those seeking a serene retreat. The planned design and prime location make it a fantastic investment or homebuilding opportunity. Close to Future Amenities Positioned near the proposed Mandolay Hotel, this property is set to benefit from future developments, enhancing its value and accessibility. Enjoy both the tranquility of Lower Valley and the convenience of being near new and upcoming amenities.

Why This Property Stands Out • Partially completed construction saves you time and effort of going through the planning process. • Approved plans for a modern duplex, ready to build. • A highly desirable peaceful location with excellent elevation.

Take the Next Step Today This is a unique opportunity to secure a modern duplex lot with construction already underway. Contact your agent today to schedule a viewing or to review the approved architectural plans.

How do you want to live your life?

## Essential Information

Type	Status	MLS	Listing Type
<b>Land (For Sale)</b>	<b>Current</b>	<b>418486</b>	<b>Low Density Residential</b>

## Key Details

Width	Depth	Bed	Bath	Block & Parcel
<b>113.00</b>	<b>129.00</b>	<b>0</b>	<b>0</b>	<b>32D,220</b>

Acreage  
**0.34**

Den  
**No**

Sq.Ft.  
**0.00**

## **Additional Features**

Views  
**Garden View**

Zoning  
**Low Density  
residential**

Road Frontage  
**113**

Soil  
**Marl**