



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

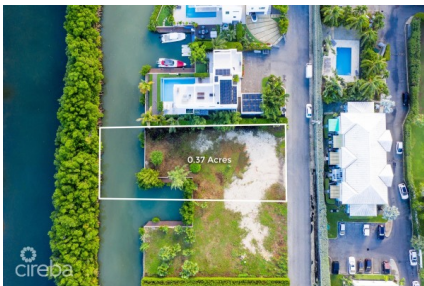
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CLIPPER BAY 0.37 ACRES, CANAL FRONT

Seven Mile Beach, Cayman Islands

MLS# 418536

US\$1,500,000





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Nestled in the prestigious Seven Mile Beach Corridor, between Sung Harbour and Canal Point, this canal-front home site offers an unbeatable combination of exclusivity and convenience. Located in the sought-after Clipper Bay community, it's a premium location designed for effortless Caribbean living. World-renowned Seven Mile Beach lies just across the way, while a short drive brings you to the airport, George Town's bustling harbour, schools, healthcare facilities, and an array of shops, restaurants, and entertainment. This is convenience at its finest. With a northerly orientation, your future home will enjoy energy-saving breezes, a sun-drenched pool, and forever-protected views thanks to the natural mangrove buffer. This property offers seclusion, being the third lot from the end making it the perfect family home site and a smart long-term investment. With features like a 45-foot dock, stone seawall, underground utilities, and a filled elevation of +5 feet above sea level, the lot is primed for creating a bespoke waterfront residence. Elevate your design with a third floor or lookout tower to capture stunning views of North Sound. Immerse yourself in Caribbean living, with breathtaking sunsets and water adventures right from your doorstep. Clipper Bay, where exclusivity meets location.

Essential Information

Type Land (For Sale)	Status Current	MLS 418536	Listing Type Low Density Residential
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Key Details

Width 80.00	Depth 200.00	Bed 0	Bath 0	Block & Parcel 12C,495
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Acreage
0.37

Den No	Sq.Ft. 0.00
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Additional Features

Views Canal Front	Zoning Low Density residential	Sea Frontage 80	Road Frontage 80
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Soil
Marl