



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201
Cayman Islands, British West Indies.
+1 (345) 946-3343
info@edgewater.ky |

BOGGY SAND ROAD RESIDENTIAL PROPERTY ON .40 ACRE (ACROSS FROM BEACH)

Seven Mile Beach, Cayman Islands

MLS# 417120

CI\$2,300,000





Debi Bergstrom
 dbergstrom@edgewater.ky

This listing presents an exceptional opportunity to own and develop land in the highly sought-after Boggy Sand Road area of West Bay. The 0.4-acre parcel offers versatility for expansion, redevelopment, or investment, with beach views and prime location potential. Property Highlights: • Lot Size: 0.4 acres (Approx. 66.5 ft frontage, widening to 72.5 ft, length 230/250 ft) • Main House: 3 bedrooms, 2 bathrooms, lounge, kitchen, utility room • Additional Units: • 1-Bedroom Rental Unit with kitchen and bathroom • Concrete Outbuilding • Another rentable unit • Outdoor Features: Shaded decking for summer breezes & BBQs, lush gardens with fruit trees and lawn Development Potential: • Zoned for low-density residential development • Possibility to build up to 9 bedrooms • Options include: • 9 one-bedroom apartments • 3 three-bedroom condos • A luxury residence on stilts with sea views (ideal for Airbnb) • The SANDS Development nearby enhances the area’s investment appeal Additional Opportunity: Consider expanding your investment with nearby beachfront land (MLS 415542, 5B 158) also for sale. This is a rare chance to be part of Boggy Sand Road’s exciting transformation. Whether for personal residence, rental income, or development, this property holds tremendous potential. Don’t miss out—schedule a viewing today!

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	417120	Single Family Home

Key Details

Bed	Bath	Block & Parcel
4	3	5C,169

Acreage
0.40

Den	Year Built	Sq.Ft.
No	1990	2500.00

Additional Features

Lot Size	Views	Sea Frontage	Foundation
0.40	Beach View, Water View	none	Slab

Furnished	Zoning
Yes	Low Density residential