



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

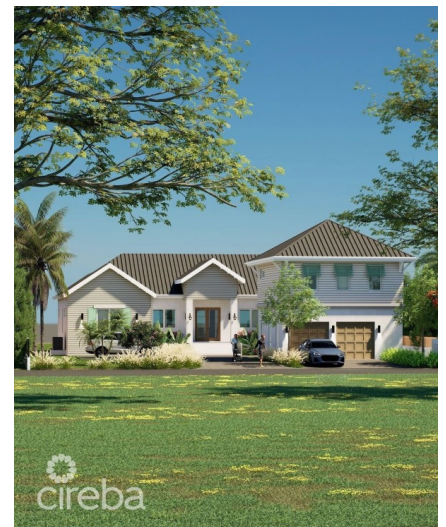
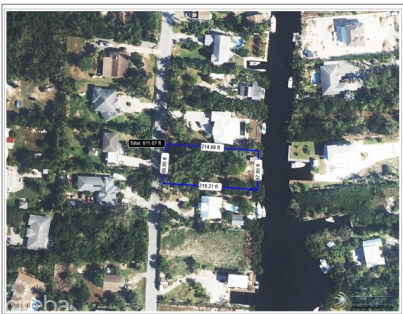
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ABBAY WAY CANAL FRONT .45ACRE

Prospect / Newlands, Cayman Islands

MLS# 418998

CI\$585,000





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Discover an exceptional canal-front property in the highly sought-after Red Bay area, adjacent to Grand Harbour. This expansive 0.45-acre parcel offers 90 feet of picturesque canal frontage, a 50-foot boat dock, a retaining sea wall, and a small shed. The lush, tropical ambiance is enhanced by mature palm trees and fencing on three sides. Enjoy direct access to the North Sound, perfect for boating enthusiasts. Conveniently located near Grand Harbour's shops, restaurants, and amenities, this property offers a balance of tranquility and convenience. Fully approved plans for a 4-bedroom, 4-bathroom home with a pool, separate garage, and 2-bedroom guest suite are included, allowing you to start building immediately. Additional features include a small storage shed, a new 20-foot shipping container, water hookup, and potential dock rental income. The land boundaries are re-established and registered for a smooth purchase process. Don't miss this rare opportunity to own a canal-front property in one of Cayman's most desirable locations. This property is agent owned.

Essential Information

Type Land (For Sale)	Status New	MLS 418998	Listing Type Low Density Residential
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Key Details

Width 90.00	Depth 200.00	Bed 0	Bath 0	Block & Parcel 22D,93
Acreage 0.45				
Den No	Sq.Ft. 0.00			

Additional Features

Views Canal Front	Zoning Low Density residential	Sea Frontage 90	Road Frontage 90
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Soil
Marl