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## Boggy Sand Road Residential Property On .40 Acre (across From Beach)

Seven Mile Corridor, Grand Cayman MLS# 417120

## CI\$2,300,000





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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**

Furnished

Yes

Type <b>Residential</b>	Status <b>Current</b>	MLS# <b>417120</b>	Listing Type Single Family Home
Key Details			
Bed <b>4</b>	Bath <b>3</b>		
View <b>Beach View, Water</b> View			
Year Built <b>1990</b>	Sq.Ft. <b>2,500</b>		
Additional Feature			
Den <b>Yes</b>	Pool <b>No</b>	Foundation <b>Slab</b>	Stories <b>1</b>

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Garage

No