
PRIME GUN BAY OCEANFRONT DEVELOPMENT SITE - 0.67 ACRES

Austin Conolly Drive, East End, Cayman Islands

PROPERTY DETAILS

Price: US\$759,000	MLS#: 419125	Type: Land
Listing Type: Low Density Residential	Status: Current	Width: 135
Depth: 173	Acreage: 0.67	

PROPERTY DESCRIPTION

These magnificent parcels, which span over 0.67 acres when combined, offer an array of investment possibilities. With 80 feet of pristine cove-sheltered white sand beach and breathtaking ocean views extending beyond the barrier reef along Grand Cayman's eastern shore, the potential of this site is undeniable. This property offers a core development area on the northern side of Austin Conolly Drive that measures approximately 135 feet wide and stretches up to 173 feet in depth, amounting to +/- 0.46 acres. The oceanfront portion of the land extends up to 116 feet deep, widening to 88 feet at its broadest point, offering over 0.2 acres of direct beachfront land. For developers, current zoning permits the construction of up to 10 condos with an allowance of up to 16 bedrooms, all featuring remarkable, unobstructed sea views and beachfront access. The location is unparalleled for those imagining their dream home. The western boundary of the parcel sits at an elevation of 31 feet and gently slopes down towards the primary development area that varies between 18 and 27 feet. At this height, stunning ocean views and protection from the elements are ensured. As the East End rapidly emerges as a sought-after island destination, renowned for its unspoiled coastline, gorgeous sunrise views, and access to some of Grand Cayman's best nature attractions and dive sites, this land is a compelling opportunity for buyers seeking to land bank for future price appreciation. Moreover, with the upcoming bypass extension set to improve accessibility to the East End, the demand for land in this area will rise, further driving price escalation. * Select images courtesy of the Cayman Islands Land and Survey Department

PROPERTY FEATURES

Kitchen Features	Oven (No)
Outdoor Features	Water Frontage (No)
Sea Frontage	80
Title	Freehold

PRESENTED BY



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IMAGES

