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## PRIME GUN BAY OCEANFRONT DEVELOPMENT SITE - 0.67 ACRES

Austin Conolly Drive, East End, Cayman Islands

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### PROPERTY DETAILS

Price: US\$759,000	MLS#: 419125	Type: Land
Listing Type: Low Density Residential	Status: Current	Width: 1
Depth: 1	Acreage: 0.67	

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### 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 sandy beach and a core development area measuring approximately 135 feet wide by 155 feet deep, this property's potential is undeniable. For developers, current zoning allows for the construction of up to 10 condos with a total of 16 bedrooms—all featuring remarkable, unobstructed sea views and direct 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 to the primary development area, ranging between 18 feet 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

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### PROPERTY FEATURES

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

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### PRESENTED BY



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