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1.52 ACRES -PRIME WEST BAY ROAD DEVELOPMENT SITE ACROSS FROM PLANNED 10 STOREY HYATT CENTRIC

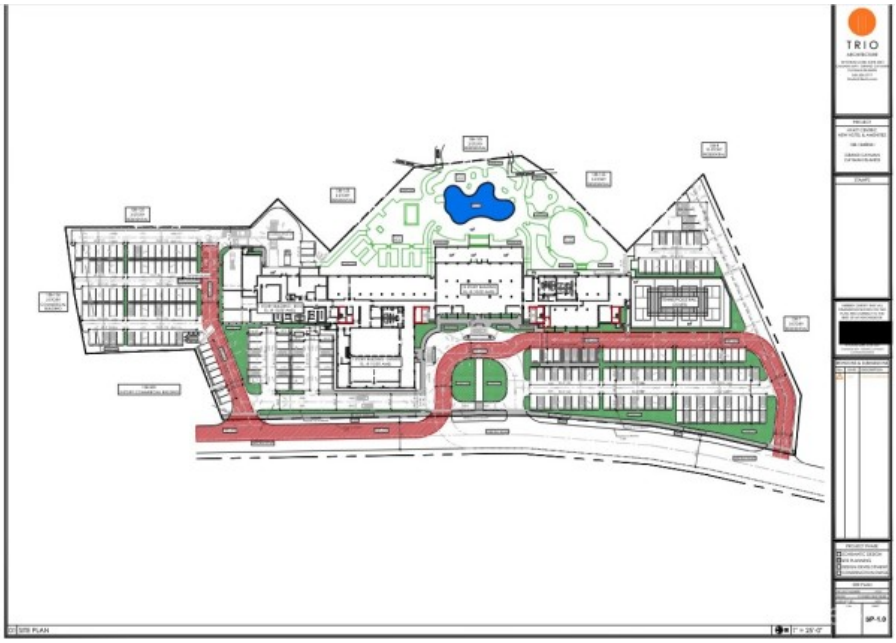
Seven Mile Beach, Cayman Islands

MLS# 414332

CI$12,900,000







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Carolyn Ritch
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Rare 1.5249-acre development assembly on West Bay Road, directly across from the planned 10-storey Hyatt Centric Residences in the heart of the Seven Mile Corridor. The offering comprises five contiguous parcels (Block 13B, Parcels 48, 67, 76, 77 & 79) — a scale of unified holding in this corridor that rarely reaches the open market. Title is clean and development-ready: Land Certificate issued, no restrictive covenants. Included is a furnished single-storey residence of approximately 3,000 sq ft — 4 bedrooms, 2 bathrooms, den, family room, screened porch, patio, central A/C, city water and single garage (1988, frame construction) — currently tenanted, providing immediate holding income while plans are advanced. The corridor is undergoing a generational transformation. With the Hyatt Centric project advancing across the street and Government actively considering mixed-use development of up to 30 storeys opposite the beach, this site sits at the centre of the corridor's next phase of growth. Currently zoned Low Density Residential, the assembly presents a compelling rezoning case consistent with the corridor's emerging character — a detailed Development Brief is available to qualified purchasers on request. Land of this scale, in this location, at this point in the corridor's evolution, is effectively irreplaceable. Shown by appointment. Possession at completion.

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**414332**	**Single Family Home**

Key Details

Bed	Bath	Block & Parcel
4	**2**	**13B,67,76,77,79,48**

Acreage
1.5249

Den	Year Built	Sq.Ft.
No	**1988**	**3000.00**

Additional Feature

Lot Size	Views	Foundation	Furnished
1.5249	**Inland**	**Slab**	**Yes**

Den	Garage	Zoning
Yes	**1**	**Low Density residential**

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