RITCH REALTY LTD.

32 Earth Close, Suite #9, Sunbird House, PO Box 31223 Grand Cayman, Cayman Islands
KY1-1205
345-949-9838
info@ritchrealty.ky | https://www.ritchrealty.ky/

THE SAND BLUFF ESTATE | GUN BAY, EAST END | USD 1,650,000 PRICE REDUCTION !!

East End, Cayman Islands

MLS# 414483

US$18,250,000













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Carolyn Ritch
carolyn@ritchrealty.ky

USD 1,650,000 MASSIVE PRICE REDUCTION!! “He hath founded it upon the Seas” is the golden heraldry of the Cayman Islands’ Coat of Arms and is a fantastic depiction for the Sand Bluff Estate. Truly a Legacy property. the Sand Bluff Estate is uniquely like being on your own secluded private Island! Genuinely an extremely dramatic positioning, views, and overall property. The Main Residence is perched on an 18 foot height of cliff bluff enjoying 190 feet width of high elevation for the entire residence. Contiguous is an 880 feet of beautiful sugar quality reef protected beach enjoyed with high privacy wall from the road. An additional 117 feet of elevated land and beach for a total of 1,187 ft+/- of water frontage. Total size of the Sand Bluff Estate is 15.14 acres and 1,187 ft+/- of beach and water frontage and 212 feet of depth. the Sand Bluff Estate enjoys 13,500 sqft with 5 bed 5.5 bath residence, generous primary suite encompassing his and hers walk-in closets his and hers water closets with two private balconies and great room, family living room, family nook, dedicated dining room with oversized guest suite, movie room, screened and unscreened patios and 3 car garage. Along with Caretakers 1 bedroom quarters, Gym and separate car garage. the Sand Bluff Estate is indisputably an estate that is poised to continue to be a fantastic family beach compound or change its usage in a bespoke manner into a boutique hotel, corporate compound, varying usage retreat, hotel or multi-unit residential development site to name a few options available for the new owner. Fantastic views abound from all living areas and bedrooms of the residence with enjoyment of 12 foot+ ceilings throughout. Great scale and scope! the Sand Bluff Estate is the most unique estate style property in the Cayman Islands when one reviews its dramatic cliff bluff positioning, Caribbean Sea and beach views and size of property. This is the one and only. Sheer serenity Located in the lovely heritage section of Gun Bay, East End, Grand Cayman, the Sand Bluff Estate is 30 miles from the West Bay Road corridor, 22 miles from the Ownes Roberts International Airport. Located in the East End district of Grand Cayman and 10 minutes’ drive or less from the Sand Bluff Estate, are numerous restaurants and hotels, to name a few: Tukka Bar & Restaurant, Eagle Ray's Bar & Restaurant, The Tides Bar & Restaurant at the Wyndham Hotel, The Italian Kitchen, Subway sandwich bar, Mimi's Dock Bar and David Restaurant at the Morritt's Hotel along with Foster's Food Fair Supermarket and Jacques Scott Liquor Store and multiple shops. The world-famous Rum Point Beach Bar & Restaurant is only a 12 miles voyage and only a skip and hop from there is the Kaibo Beach Bar & Grill and the celebrated Upstairs at Kaibo Restaurant. Truly a Legacy property! VIDEO LINK: https://youtu.be/B5vD-H08WCY Legal: Block 75A Parcels 235, 257, 232, 230, 3, 2, 116, 115 & 74A Parcel 58

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Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**414483**	**Single Family Home**

Key Details

Bed	Bath	Block & Parcel
5	**5.5**	**75A/74A,257,235,232,231,230,3,2,116,115/58**

Acreage
15.1400

Den	Year Built	Sq.Ft.
No	**2004**	**13500.00**

Additional Feature

Lot Size	Views	Sea Frontage	Foundation
15.14	**Beach Front, Water Front**	**1187**	**Slab**

Furnished	Den	Garage	Zoning
Yes	**Yes**	**4**	**Low Density residential**

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