

## **CAYMAN BRAC WEST LAND**

## Cayman Brac West, Cayman Islands

MLS# 419390

**US\$185,000**





**Carolyn Ritch**  
carolyn@ritchrealty.ky

Your Island Vision Begins Here Set on .34 acres of level ground, this parcel of land in Cayman Brac offers a rare blend of lifestyle potential and long-term investment opportunity. Just a one-minute stroll to the shoreline, the site invites you to create your own version of island living—whether that's a duplex build for income generation or a quiet retreat tucked into nature. Steps from Shoreline, Surrounded by Nature Cayman Brac is more than a destination—it's a way of life. Your future home site is just moments from the clear Caribbean Sea, offering easy access to shoreline walks, snorkelling, and sunrises over the water. The land sits within reach of the island's most iconic features, including limestone caves, the dramatic bluff ideal for hiking and rock climbing, and rare species like endangered iguanas and bats that give the Brac its unmistakable character. Build, Hold, or Both Zoned for residential use and suitable for a duplex build, this land parcel gives you flexible options. Whether you're ready to build today or prefer to land bank for the future, the property offers value either way. With Cayman Brac continuing to attract eco-tourists, divers, and investors alike, this lot is a smart choice for those thinking long-term. Location Without Compromise Enjoy a rare balance of seclusion and convenience. The parcel is near everyday essentials like local markets, dining, and the airport, yet remains immersed in the quiet beauty that defines Cayman Brac. Dive into the island's world-class coral walls, hike the bluff, or simply listen to the rhythms of an untouched Caribbean coastline. Start with the Land. Create the Life. It's about vision. This .34-acre Cayman Brac property offers the space and zoning to bring your goals to life, with the proximity to nature that nourishes it. How do you want to live your life?

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>419390</b>	Listing Type <b>Little Cayman/Cayman Brac</b>
--------------------------------	--------------------------	----------------------	--

## Key Details

Width <b>95.00</b>	Depth <b>160.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>97B,127</b>
Acreage <b>0.3390</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Feature

Views <b>Inland</b>	Road Frontage <b>95</b>
------------------------	----------------------------