RITCH REALTY LTD.

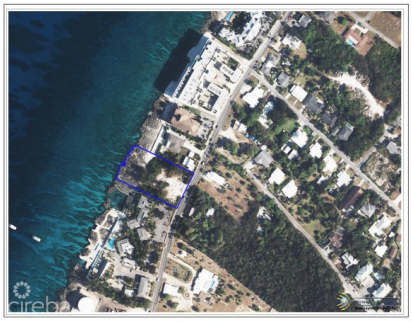
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RARE 1.24-ACRE WATERFRONT DEVELOPMENT SITE ADJACENT TO SUNSET HOUSE

George Town South, Cayman Islands

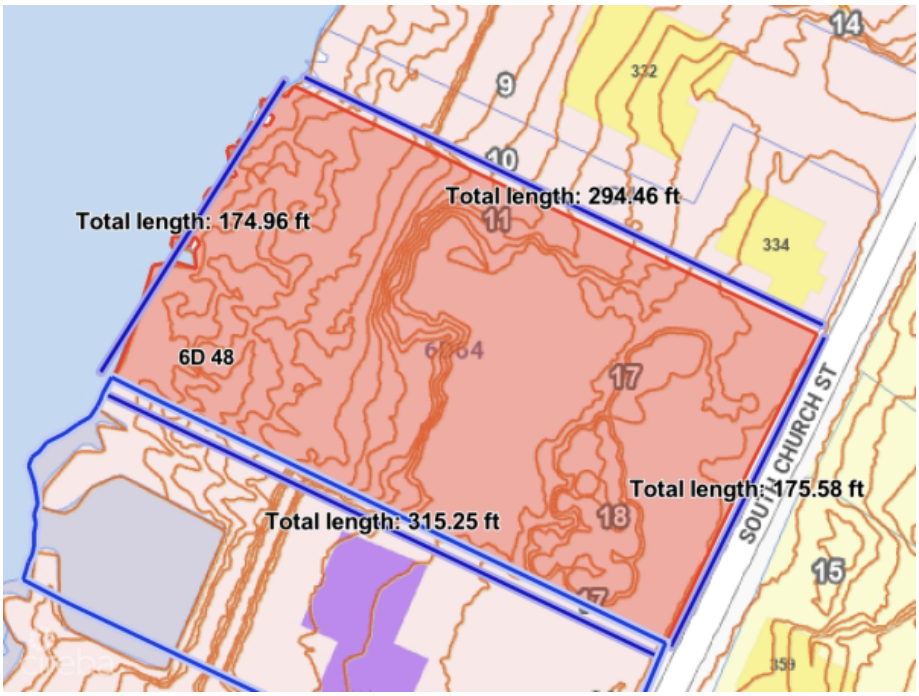
MLS# 421352

CI$5,930,000









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Carolyn Ritch
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Opportunities like this rarely come to market. Set directly beside Sunset House, Cayman's most famous dive resort, restaurant and bar, this freehold parcel offers 175'± of ocean frontage and road frontage on South Church Street with sweeping views towards George Town Harbour, this prime site offers the opportunity to create a landmark development just minutes from the islands' capital. The timing could not be better. Subject to Planning approval, current Beach Resort/Residential zoning allows approximately 24 apartments and 74 bedrooms across four storeys, with the potential for an additional rooftop amenities and experience. A boutique resort, cottage colony or enclave of luxury homes are also possible under the current zoning, with the opportunity to position the project to either the luxury market met by the nearly FIN, Oceana and Seaview residences or as a mid level resort to compliment its neighbor Sunset House. The site rises from about 9 feet above mean sea level to around 19 feet by the road, placing buildings well above the shoreline with elevated ocean views. The ironshore frontage also qualifies for a reduced 50-foot setback for planning purposes. With less than 200 feet of frontage, no public right of way to the sea is required, so the waterfront remains entirely private. The location is exceptional. South Church Street offers some of the finest shore diving in the Caribbean, and Sunset House brings year-round energy and amenities right next door. Downtown George Town, the cruise port, restaurants, shops and the financial district are minutes away. A scarce waterfront site, favourable zoning and a proven luxury market make this a unique and timely opportunity to create South Church Street's next flagship development.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	**New**	**421352**	**Beach Resort Residential**

Key Details

Width	Depth	Bed	Bath	Block & Parcel
175.00	**300.00**	**0**	**0**	**6D,64**

Acreage
1.2400

Den	Sq.Ft.
No	**0.00**

Additional Feature

Views	Zoning	Sea Frontage	Road Frontage
Water Front	**Beach Resort/Residential**	**175**	**175**

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Soil
Rock

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