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 | BEACH FRONT

East End, Cayman Islands

MLS# 421509

US$12,900,000













Copyright ©2026 Ritch Realty Ltd.

Crafted By: WING CMS



Carolyn Ritch
carolyn@ritchrealty.ky

“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 305 feet of beautiful sugar quality reef protected beach enjoyed with high privacy wall from the road. An additional 114 feet of elevated land and beach for a total of 612 ft+/- of water frontage. Total size of the Sand Bluff Estate is 2.60 acres and 612 ft+/- 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, beach frontage, beach views and size of property. This is the one and only. Sheer serenity! PROPERTY SYNOPSIS: | Residence 13,500 sqft | 5 bedrooms and 5.5 bathrooms (main house) | movie room and equipped Gym in residence | Generous primary suite encompassing his and hers walk-in closets his and hers water closets with two private balconies | Chefs Kitchen & large walk-in pantry | Infinity Pool | 3 car garage with full guest suite above garages | Care takers quarters are located in separate building with compact 1 car garage | 8 foot 2 foot thick wave bearing and breaker wall | surge protecting | KOHLER 80KW Generator (able to run power to entire residence) | 305 ft of reef protected beach with residence sitting on top of 190 feet of bluff and 18 elevation and beach = 612 ft+/- of water frontage | 212 feet of depth of beach | Total beach and waterfront: 612 ft+/- | TOTAL 2.60 acres | Year built 2004 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. Legal: Block 75A Parcels 235, 257, 232 & 230

Copyright ©2026 Ritch Realty Ltd.
Crafted By: WING CMS

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**New**	**421509**	**Single Family Home**

Key Details

Bed	Bath	Block & Parcel
6	**6.5**	**75A,235,257,232,231**

Acreage
2.6000

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

Additional Feature

Lot Size	Views	Sea Frontage	Foundation
2.6	**Beach Front, Beach View**	**612**	**Slab**

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

Copyright ©2026 Ritch Realty Ltd.

Crafted By: WING CMS