



EDGEWATER GROUP  
REAL ESTATE & DEVELOPMENT

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## BEACH BAY DUPLEX LOT

Lower Valley, Cayman Islands

MLS# 419959

**CI\$315,000**





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Beach Bay Duplex Lot - Prime Development Opportunity Near the Mandarin Oriental Grand Cayman Located in the serene and sought-after Beach Bay community, this duplex parcel on Pebble Beach Dr. offers an exceptional opportunity to build in one of Grand Cayman's promising residential areas. The property measures approximately 0.18 acres ( $\approx$  8,000 sq. ft.), with 80 feet of road frontage and 100 feet of depth, providing ample space for a duplex, villa, or family home designed for island living. Just minutes from the luxurious Mandarin Oriental Grand Cayman Resort, this area is poised for significant appreciation as Beach Bay evolves into one of the island's most desirable coastal enclaves. The resort's arrival brings world-class amenities, fine dining, and wellness experiences to the neighborhood—enhancing both property values and rental demand. The lot is zoned Low Density Residential, with paved road access, electricity, and water available at the boundary. Its elevated terrain offers natural drainage and refreshing sea breezes, perfect for designing outdoor living spaces such as pools, patios, or landscaped gardens. Whether developed as a duplex for rental income, Airbnb or short-term stay property, or a private residence with guest quarters, this parcel presents excellent income-generating potential and long-term investment value. Invest now!

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>419959</b>	Listing Type <b>Low Density Residential</b>
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## Key Details

Width <b>80.00</b>	Depth <b>100.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>32D,248</b>
Acreage <b>0.33</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views <b>Inland</b>	Zoning <b>Low Density residential</b>
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