



EDGEWATER GROUP  
REAL ESTATE & DEVELOPMENT

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## EXCEPTIONAL OCEANFRONT DEVELOPMENT OPPORTUNITY ---6.4 ACRES BODDEN TOWN RD

Bodden Town, Cayman Islands

MLS# 419456

**CI\$6,950,000**





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For Visionary Developers, Dreamers, and Legacy Landholders – The Ultimate Canvas for Your Grandest Ambitions. An exceptional development opportunity on Grand Cayman's sought-after southern coast: this 6.4-acre oceanfront parcel offers 1,056 feet of Caribbean Sea frontage, with diverse topography ranging from a tranquil sandy beach to dramatic 18-foot ironshore elevations. Zoned Hotel/Tourism, the property comes with conditional planning approval for a 157-unit apartment development, including a pool and cabanas, thoughtfully designed to be built across three phases. For visionary investors or boutique developers, there is also the alternative option to subdivide into 10 exclusive estate parcels, each approximately 0.64 acres—ideal for luxury private villas or a branded residential enclave. Key Features: ~6.4 acres of prime oceanfront land ~1,056 ft of Caribbean Sea frontage ~Zoned Hotel/Tourism with conditional planning approval for 157 apartments ~Pool, cabanas, and phased development potential ~Option to subdivide into 10 luxury estate lots ~Elevated terrain from beach to ironshore ~Ideal for resort, branded villas, or multigenerational retreat Located just 18 minutes from Owen Roberts International Airport and in close proximity to the proposed East West Bypass, this site seamlessly combines accessibility, natural beauty, and development scale—ideal for visionary investors seeking legacy impact and strong ROI in one of the Caribbean's most stable and desirable markets.

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>419456</b>	Listing Type <b>Beach/Hotel/Tourism</b>
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## Key Details

Width <b>1056.00</b>	Depth <b>265.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>43D,175</b>
Acreage <b>6.40</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views <b>Ocean View, Ocean Front</b>	Zoning <b>Hotel/Tourism</b>	Sea Frontage <b>1056</b>	Road Frontage <b>1036</b>
Soil <b>Sand</b>			