



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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TWINFLOWERS DOUBLE PARCEL RESIDENCE

West Bay North West, Cayman Islands

MLS# 420440

CI\$925,000





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Development Opportunity in West Bay Located along Conch Point Road, the TwinFlowers Double Parcel with Standalone Home presents a compelling West Bay development opportunity across nearly half an acre of land divided into two separate parcels. In a market where land availability continues to tighten, this property delivers flexibility, privacy, and measurable upside. The Existing Residence The two-floor standalone home includes a large family area, separate dining room, Kitchen, laundry room and single car Garage. The second floor has three bedrooms and a informal living area with a balcony. Each floor has plenty of storage spaces including an outdoor storage shed. The addition of a private hot tub enhances both lifestyle enjoyment and short-term rental potential. The current configuration is easily convertible into a multi-residential property, allowing buyers to explore income-generating strategies while maintaining room for expansion. This structure offers a solid base for modernization, repositioning, or phased development. Two Parcels. Greater Potential. With two separately defined parcels, the possibilities broaden. There is ample spaces to construct additional living space expanding the existing home or add new dwelling condos. The main building is easily adaptable to configure a multi-residential rental property. The main building itself has a potential to renovate at low cost making a rare opportunity to 'flip' the property in a short time. Considering the rate of appreciation in the area simply holding the residential as rental having both lots available this property also makes a great land bank for future appreciation. The large land area combined with its high-demand West Bay setting creates a strategic investment profile. The location balances privacy with convenience. Within minutes, you'll find world-class dive sites, beaches, and established dining. Nearby new developments are introducing restaurants, coffee shops, and lifestyle hubs that continue to elevate the area's desirability. Horse riding facilities and outdoor recreation options add further appeal for both residents and visitors. Built for Vision Ideal for: • Investors • Developers • Buyers needing versatile land requirements • Renovation-focused purchasers The pairing of a standalone home and development opportunity offers immediate function with future scalability. Secure the Opportunity Properties with expansion flexibility in West Bay require foresight, and decisive action. Schedule a showing anytime. This property is easy to view and ready for its next phase. How do you want to live your life?

Essential Information

Type **Residential (For Sale)** Status **Pen/Con**

MLS **420440**

Listing Type **Single Family Home**

Key Details

Bed 3	Bath 3	Block & Parcel 3D,46,79
Acreage 0.47		
Den No	Year Built 1986	Sq.Ft. 3640.00

Additional Features

Lot Size 0.47	Views Garden View	Foundation Slab	Furnished Yes
Garage 1	Zoning Low Density residential		