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BLUFF EDGE DEVELOPMENT SITE | CAYMAN BRAC

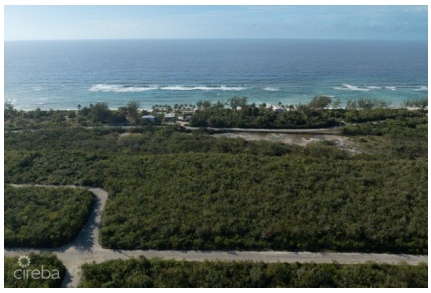
Cayman Brac West, Cayman Islands

MLS# 420550

US$715,000













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The Bluff — Sitting on one of the most iconic features of Cayman Brac, this nearly 13-acre parcel boasts over 300 feet of Bluff edge with breathtaking views over the Caribbean Sea. The site overlooks the popular Cayman Brac Beach Club and is also in close proximity to Public Beach, offering prime access to Cayman's stunning shoreline. Bisected by Bluff Road, approximately 2.25 acres lie on the southern bluff edge—perfect for luxury homes, boutique resorts, or eco-retreats that embrace the spectacular geography. The remaining land inland provides further potential for development, conservation, or private estate use. Its dramatic terrain lends itself to innovative designs that harmonise with the landscape, making the most of the natural splendour. Cayman Brac Lifestyle — Life here is about immersing oneself in nature’s best offerings. Renowned for its world-class scuba diving, snorkelling at coral reefs and shipwrecks, and legendary rock climbing, the island is a haven for outdoor explorers. The friendly local community values authentic island living, where fishermen, divers, and eco-adventurers thrive in a relaxed, welcoming environment. Whether swinging in a hammock beneath palm trees, exploring hidden caves, or enjoying fresh seafood, the Brac offers a genuine Caribbean lifestyle—calm, connected, and in harmony with nature. This land parcel exemplifies the best of Cayman Islands real estate—a rare opportunity in a less congested, environmentally conscious setting. With stunning ocean views, fewer development restrictions, and a prime location on The Bluff, this property invites visionary developers to create something extraordinary—be it a luxurious estate, eco-resort, or private retreat in one of the Caribbean’s most enchanting destinations.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	**Current**	**420550**	**Little Cayman/Cayman Brac**

Key Details

Width	Depth	Bed	Bath	Block & Parcel
300.00	**2737.00**	**0**	**0**	**96D,20**

Acreage
12.70

Den	Sq.Ft.
No	**0.00**

Additional Features

Views	Road Frontage	Soil
Ocean View	**300**	**Rock**

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