43 Vibert Bodden Drive, P.O. Box 30132 SMB George Town, Grand Cayman KY1-1201
Cayman Islands, British West Indies.
+1 (345) 946-3343
info@edgewater.ky |

SPOTTS OCEANFRONT DEVELOPMENT OPPORTUNITY

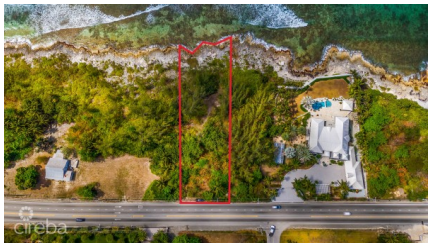
Spotts, Cayman Islands

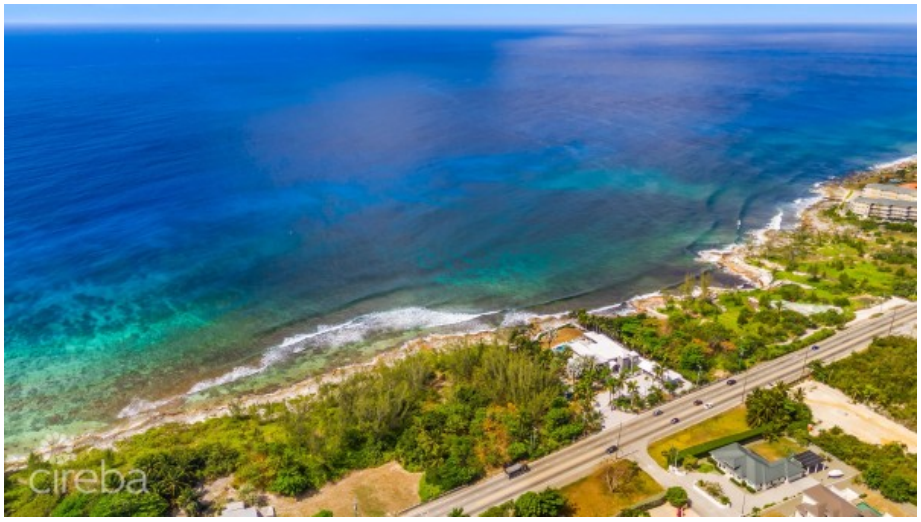
MLS# 420771

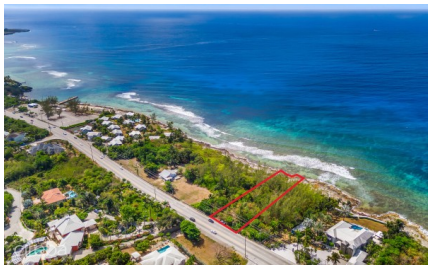
CI$1,275,000













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Debi Bergstrom
dbergstrom@edgewater.ky

This exceptional 0.72-acre waterfront parcel offers a rare opportunity to develop within a highly versatile Beach Resort/Residential zoning. The designation allows for a wide range of uses, including a private detached residence, duplexes, townhouses, apartment buildings, or tourism-related developments—providing flexibility for both investors and homeowners. The property benefits from no restrictive covenants, giving buyers greater freedom in design and development. The site gently rises to an elevation of 13 feet, enhancing both views and natural drainage. The land remains in its natural state, with no prior filling or leveling, offering a blank canvas for your vision. The soil composition—a blend of light, sandy textures mixed with clay—supports a variety of fruit trees, plants, and coastal vegetation, ideal for landscaping or eco-conscious development. Adding to its appeal, the shoreline features natural Ironshore rock, which helps protect the property from coastal erosion and wave impact—an important advantage over unprotected sandy beachfront sites. This is a unique opportunity to secure a prime waterfront location with strong development potential and natural coastal resilience. Ample space for a condominium development, or a couple of luxury townhomes, or a grand waterfront estate, this rare property offers exceptional flexibility in an area where most waterfront land in this area has already been spoken for. Don't miss this opportunity to bring your vision to life.

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	**Pen/Con**	**420771**	**Low Density Residential**

Key Details

Width	Depth	Bed	Bath	Block & Parcel
92.04	**356.87**	**0**	**0**	**25C,6**

Acreage
0.72

Den	Sq.Ft.
No	**0.00**

Additional Features

Views	Zoning	Sea Frontage	Road Frontage
Ocean View, Ocean Front	**Beach Resort/Residential**	**99.6**	**yes**

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