



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## **.9 ACRES OFF SHAMROCK ROAD**

Lower Valley, Cayman Islands

MLS# 420787

**CI\$2,100,000**





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Prime 0.9431 acre development parcel on Shamrock Road, positioned along one of the fastest growing corridors in the eastern district. This mid sized site offers excellent visibility, convenient access, and sits within an area experiencing strong demand for residential housing. Zoned to accommodate 12-14 units under current density guidelines, the property presents an exceptional opportunity for developers or investors seeking to deliver much needed residential product. With its level terrain and generous footprint the parcel is ideally suited for a boutique apartment complex, modern town homes, or a strata titled multi unit investment project. For buyers seeking privacy and space, the site also offers the rare potential to create a spacious, single family residence with room for a pool, expansive outdoor living and lush landscaping.

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>New</b>	MLS <b>420787</b>	Listing Type <b>Low Density Residential</b>
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## Key Details

Width <b>210.15</b>	Depth <b>192.14</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>32C,481</b>
Acreage <b>0.94</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views <b>Garden View</b>	Zoning <b>Low Density residential</b>
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