



**EDGEWATER GROUP**  
REAL ESTATE & DEVELOPMENT

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## CLIPPER BAY CANAL LOT - 508

Seven Mile Beach, Cayman Islands

MLS# 417916

**US\$1,500,000**





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Nestled in one of the island's most exclusive and sought-after canal-front communities, Clipper Bay offers an ideal setting for your dream home. Its prime location near the renowned Seven Mile Beach, Camana Bay, and the vibrant shops, amenities, and restaurants of the Seven Mile Corridor makes it a favourite among discerning buyers. This generously sized .3369-acre parcel is cleared and ready for construction. Facing north, the property is sheltered from the elements while providing direct boating access to the North Sound. It features a reinforced concrete seawall and a cantilevered 50-foot private boat dock. Whether you choose to build immediately or hold as an investment, this waterfront lot promises enduring value and desirability.

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>417916</b>	Listing Type <b>Low Density Residential</b>
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## Key Details

Width <b>80.00</b>	Depth <b>182.00</b>	Bed <b>0</b>	Bath <b>0</b>	Block & Parcel <b>12C,508</b>
Acreage <b>0.34</b>				
Den <b>No</b>	Sq.Ft. <b>0.00</b>			

## Additional Features

Views <b>Canal Front</b>	Zoning <b>Low Density residential</b>	Sea Frontage <b>130</b>	Road Frontage <b>80</b>
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Soil  
**Marl**