



EDGEWATER GROUP
REAL ESTATE & DEVELOPMENT

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 |

AUBURN BAY LOT 45

Prospect / Newlands, Cayman Islands

MLS# 419039

CI\$385,000





Debi Bergstrom
 dbergstrom@edgewater.ky

Experience the joy and serenity that comes from living on the water. Auburn Bay is a new family-friendly community on the waterfront, perfectly positioned just minutes from the vibrant amenities of Grand Harbour. This new development from NCB epitomises the art of community. The gated Auburn Bay will feature a well-designed, family-oriented neighborhood with amenities that connect residents, including a community pool, children’s playground, tennis and pickleball courts, green spaces and a fully equipped gym. With direct access to the North Sound, it’s an ideal location for those who love life on the water. Lot 45 is the best-priced parcel in this highly anticipated development, offering one of the most coveted locations within Auburn Bay. This 0.23-acre parcel benefits from wide-reaching views across the bay and is ideally situated in the heart of the community, close to amenities. Whether you’ve been searching for the perfect community to build your dream home or invest in an exceptional waterfront property, this lot presents an unparalleled opportunity. Completion is scheduled for Q4 2025. Don’t miss your chance to be part of this premier waterfront enclave—contact us today for more information! Note: Boundary lines are for illustrative purposes only.

Essential Information

Type Land (For Sale)	Status Current	MLS 419039	Listing Type Low Density Residential
--------------------------------	--------------------------	----------------------	--

Key Details

Width 95.00	Depth 125.00	Bed 0	Bath 0	Block & Parcel 22D,182REM4L45A
Acreage 0.23				
Den No	Sq.Ft. 0.00			

Additional Features

Views Canal Front, Water Front	Zoning Low Density residential	Sea Frontage 65
--	--	---------------------------