

## LITTLE CAYMAN BEACHFRONT HOME 'ROCK BOTTOM'

Little Cayman (West), Cayman Islands

MLS# 419520

**US\$1,799,000**





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Rock Bottom: 5,955 Sq. Ft. of Island Living Step into a rare opportunity with Rock Bottom, a commanding 5,955 sq. ft. oceanfront estate on Little Cayman offering both privacy and expansion potential. This property isn't just about space—it's about how space is lived in, designed across two freestanding residences on a tranquil 1.05-acre parcel with 90 feet of ocean frontage. Dual Homes with Flexible Living The estate includes a substantial main house measuring 4,070 sq. ft., complemented by a guest residence with 1,885 sq. ft. of covered balconies—blending indoor and outdoor living seamlessly. Whether you're envisioning a multi-generational retreat, rental compound, or investment with development potential, this layout supports your vision. Inside, the main home boasts three bedrooms, each with closets and full bathrooms, a spacious living and dining area, and a fully equipped kitchen. The architectural focus on flow and openness is enhanced by wraparound balconies screened for comfort, offering breathtaking views and ocean breezes. Crafted for Comfort and Durability Built with timber-framed internal and external walls, reinforced concrete foundations, and a pitched lumber roof structure finished with pan tiles, the estate is made for tropical conditions. Features such as aluminum gutters, insect-screened windows, and wood-louvered closet doors speak to thoughtful design. Site infrastructure includes mains electricity, cistern water, and septic tank drainage, giving you sustainable independence without sacrificing convenience. No Zoning, Maximum Potential Located on the unspoiled west side of Little Cayman, this property benefits from no planning zoning restrictions, opening the door to endless creative use—from private compound to boutique guest lodge. Adding to its appeal, there are 120 feet of undeveloped oceanfront between Rock Bottom and the adjacent research facility (not a residential development), ensuring both privacy and future flexibility. The 5,955 sq. ft. of built area isn't just a number—it's the canvas for your lifestyle vision. Book Your Private Tour Today Experience this unique oceanfront estate on Little Cayman for yourself. How do you want to live your life?

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	419520	Single Family Home

Key Details

Bed	Bath	Block & Parcel
3	3	82A,56
Den	Year Built	Sq.Ft.
No	1994	5955.00

Additional Features

Lot Size	Views	Garage
0.00	Beach Front	2