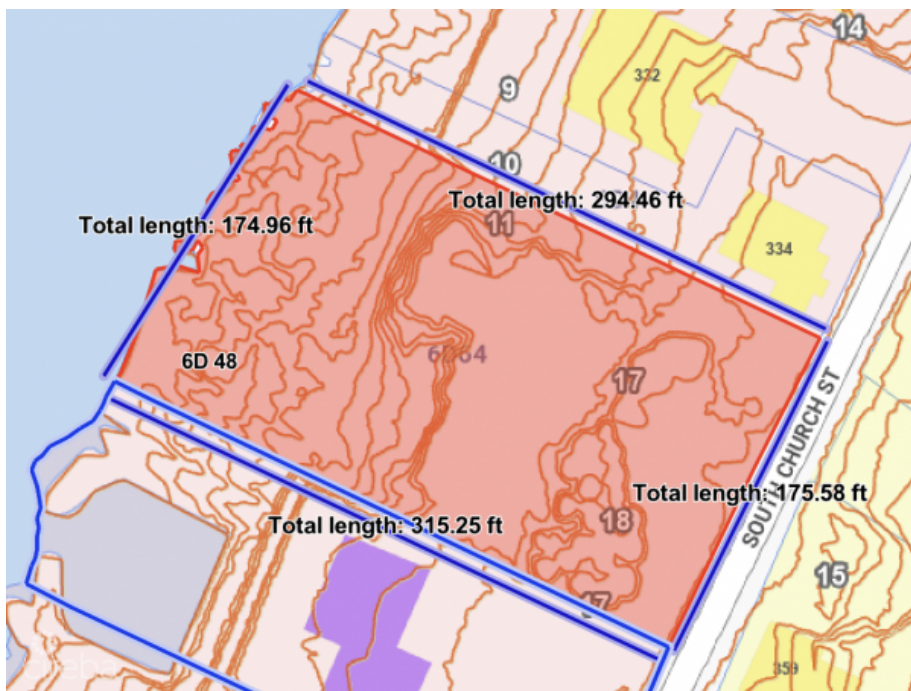
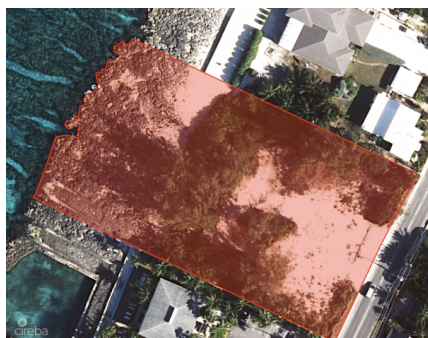


Rare 1.24-acre Waterfront Development Site Adjacent To Sunset House

George Town, Grand Cayman

MLS# 421352

CI\$5,930,000



**JEREMY HURST**

345-623-1111
jeremy@irg.ky

Opportunities like this rarely come to market. Set directly beside Sunset House, Cayman's most famous dive resort, restaurant and bar, this freehold parcel offers 175' of ocean frontage and road frontage on South Church Street with sweeping views towards George Town Harbour, this prime site offers the opportunity to create a landmark development just minutes from the islands' capital. The timing could not be better. Subject to Planning approval, current Beach Resort/Residential zoning allows approximately 24 apartments and 74 bedrooms across four storeys, with the potential for an additional rooftop amenities and experience. A boutique resort, cottage colony or enclave of luxury homes are also possible under the current zoning, with the opportunity to position the project to either the luxury market met by the nearly FIN, Oceana and Seaview residences or as a mid level resort to compliment its neighbor Sunset House. The site rises from about 9 feet above mean sea level to around 19 feet by the road, placing buildings well above the shoreline with elevated ocean views. The ironshore frontage also qualifies for a reduced 50-foot setback for planning purposes. With less than 200 feet of frontage, no public right of way to the sea is required, so the waterfront remains entirely private. The location is exceptional. South Church Street offers some of the finest shore diving in the Caribbean, and Sunset House brings year-round energy and amenities right next door. Downtown George Town, the cruise port, restaurants, shops and the financial district are minutes away. A scarce waterfront site, favourable zoning and a proven luxury market make this a unique and timely opportunity to create South Church Street's next flagship development.

Essential Information

Type	Status	MLS#	Listing Type
Land	New	421352	Beach Resort Residential

Key Details

Width	Depth
175	300
Acreage	View
1.2400	Water Front

Additional Feature

Zoning	Covenants	Approx. Water Frontag	Road Frontage
Beach Resort/Residential	No	175	175

The information contained herein has been furnished by the owner and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information and all the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser.

Soil
Rock