



256 Crighton Building, Crewe Rd, PO BOX 1977,  
Grand Cayman, KY1-1104, Cayman Islands  
Phone: +1 (345) 949-7099  
Fax: +1 (345) 949-6819  
Email: info@cireba.com

## 40 Dunlop Drive - Oceanfront

West Bay, Grand Cayman

MLS# 416527

**CI\$3,690,000**





**SLOANE RHULEN**  
sloane@rhulens.com



**FLEUR COLEMAN**  
fleur.coleman@theagencyre.com

This is one of the rarest of all opportunities - whether a main residence, Airbnb, or potential redevelopment site, this property offers endless opportunities. The site is located in one of the most sought after dive areas of West Bay. The 1.22 acres can be developed into a divers paradise or you may wish to live and play there or you can holiday and let the World take advantage. As they say, the choice is yours!

The existing 3,602 square foot home offers a spacious living arrangement that combines seclusion and privacy with wonderful vistas. The character and charm offers at ground floor, a large main living room as the heart and centre of the house.

Surrounding the living room are a bright enclosed veranda perfect for morning coffees overlooking the sea, a generous dining room capable of seating at least 12 guests, a recently renovated kitchen, a neat windowed sitting area and two enclosed rooms that can serve as bedrooms, offices, art studios, or whatever your heart desires. The second floor is comprised of a primary bedroom overlooking the sea, closet and main bathroom featuring a double vanity. The rest of the second floor is composed of two other sizable bedrooms and a bathroom. The home is surrounded by lush greenery and amenities. This large waterfront lot includes a pool and pickleball court on site - idyllic playground for all ages!

This property offers the potential of immediate rental return while working on the technicalities of a development. Dont wait, bring all offers!

## Essential Information

Type	Status	MLS#	Listing Type
<b>Residential</b>	<b>Current</b>	<b>416527</b>	<b>Single Family Home</b>

## Key Details

Bed	Bath
<b>3</b>	<b>3.5</b>
View	
<b>Ocean View, Ocean Front</b>	
Year Built	Sq.Ft.
<b>1972</b>	<b>3,602</b>

## Additional Feature

Den	Pool	Foundation	Stories
<b>Yes</b>	<b>Yes</b>	<b>Slab</b>	<b>2</b>

Furnished  
**Yes**

Garage  
**No**

## Property Feature

Yes  
**Carport**

Yes  
**Fenced Yard**

Yes  
**Pool**