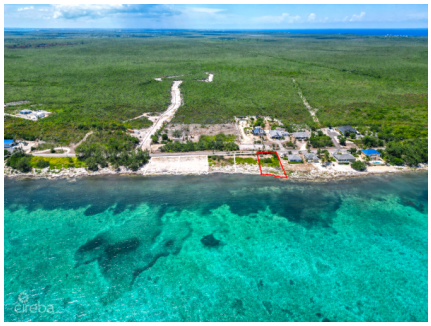
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Prime Oceanfront Land - House Lot #1

North East Coast / Colliers, Grand Cayman

MLS# 420750

CI$365,000













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Wake up to incredible sunrises and outstanding ocean views. Lot #1 is the largest of five lots in a stunning oceanfront subdivision proposal. Generously sized at 0.237 acres, it sits along the coastline of Colliers, on Austin Connolly Drive in East End — one of Grand Cayman's most naturally beautiful and serene stretches of shoreline. Just 5 mins drive to Colliers Public Beach. Exceptional value at this price point. THE SHORELINE The lot features a combination of sandy beach bottom, ironshore, and calm, clear waters protected by offshore reef, meaning no wave action reaches the shore. A boat dock is possible subject to licence application — approvals are considered likely given existing docks along this coastline. THE LAND The parcel rises to approximately 16 feet above sea level. Solid rock has been confirmed beneath the surface, requiring minimal fill. With most of the land cleared and a buildable area to support a home of 3,500+ sq. ft., this lot offers an excellent foundation ready to build on. Water and electricity are already available to the strip. INVESTMENT & BUILD POTENTIAL Oceanfront parcels like this don't come along often — and rarely at this price point. Whether you're looking to build a private residence, a beach cottage with a guesthouse, a vacation rental or simply land bank a premium piece of Caribbean coastline -this lot delivers the scale, location and flexibility to do it. LOCATION East End continues to attract buyers seeking privacy, nature, and a more secluded way of island living. The parcel is conveniently located close to Health City, the Queen Elizabeth II Botanic Park, Parrot Sanctuary, Tukka Restaurant (within walking distance), and highly rated dive operations. Morritt's Resort is approximately 1.2 miles away, Savannah Countryside Shopping Village (with banks, shops, restaurants and amenities) is 20mins and George Town is approximately 45mins. A site visit is strongly recommended to fully appreciate the elevation, ocean views, sunrises and raw natural beauty of this piece of paradise. *Subject to final subdivision planning approvals.

Essential Information

Type	Status	MLS#	Listing Type
Land	**Pen/Con**	**420750**	**Low Density Residential**

Key Details

Width	Depth
71	**167**
Acreage	View
0.2375	**Beach Front, Water Front**

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