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# Oversized Estate Lot On Yacht Basin | Mangrove Point

Savannah / Lower Valley, Grand Cayman

MLS# 420774

## US$995,000

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Located within the private, gated community of Mangrove Point, this oversized (0.7940 acre) homesite presents a fantastic opportunity to build a custom residence with a yacht basin exposure in a peaceful, gated and well-established setting. With a designated boat slip offering direct access to the North Sound, ideal for boating enthusiasts looking to enjoy Cayman's waters. Whether it's weekend boating, paddleboarding, or simply enjoying the waterfront setting, this lot provides the perfect foundation. Generous in size at approaching an acre, with 300+ feet of canal basin frontage, the property allows for ultimate flexibility in design, giving you the ability to create a home that maximizes both space and water views. Set within a quiet, secure gated neighborhood, within easy commute to Countryside Shopping Village, Grand Harbour central George Town and the islands schools beyond, everyday amenities are accessible. The location strikes a perfect balance between convenience and tranquility. With key waterfront elements already in place and limited availability of estate lots of this ilk, this is an excellent option for those looking to build and invest in a fabulous canal front community.

## Essential Information

| Type | Status | MLS# | Listing Type |
|---|---|---|---|
| **Land** | **Current** | **420774** | **Low Density Residential** |

## Key Details

| Width | Depth |
|---|---|
| **310** | **195** |
| Acreage | View |
| **0.7940** | **Canal Front, Canal View** |

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