



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

## Rare Prospect Corner Lot 0.22 Acres

Prospect/Spotts, Grand Cayman

MLS# 420924

**CI\$259,000**





**PETER MACKENZIE**  
345-233-5313  
peter.mackenzie@remax.ky

A rare opportunity to secure one of the last remaining corner parcels in the highly desirable area of Prospect in Grand Cayman. Opportunities like this are becoming increasingly scarce - as the island's available land continues to diminish, more buyers and investors are recognising the long-term value of well-positioned vacant lots in established residential neighbourhoods. This 100 ft x 98.5 ft corner lot offers a level of space and flexibility that is becoming increasingly difficult to find. Zoned Low Density Residential, it presents an ideal opportunity to design and build a bespoke home tailored to your lifestyle, making the most of its generous proportions and surroundings. The last two images included herein offer a visual preview of the type of residence that could be developed on this lot. What makes this parcel truly special: Corner position: Enhanced street presence, natural light from multiple aspects, and greater design flexibility for driveway placement and landscaping. New area developments: Located about a mile from the under-construction Red Bay Plaza and several new CPA-approved developments along Shamrock Road, Prospect is quickly emerging as one of Grand Cayman's key mixed-use growth areas, where residential, commercial, and lifestyle amenities are converging. Adjacent to Tim Hortons, approved plans include 24 townhouses, 12 retail units, and the Cayman Islands' first dedicated food truck court, The Yard - a fully serviced culinary hub set to become a vibrant community focal point. Boating and lifestyle: Just a short drive to Harbour House Marina, offering direct boat access to the North Sound. Everyday convenience: Easy access to Grand Harbour Shopping Centre and the popular Harbour Walk, putting dining, retail, and amenities right at your doorstep. Established neighbourhood: Set within a quiet, low-density residential neighbourhood surrounded by quality homes, it offers the ideal setting for a bespoke island residence. With undeveloped land in Grand Cayman continuing to rise in value, this parcel presents a chance to build on your own terms in one of the island's fastest-growing and connected communities or to land bank for anticipated future price appreciation.

## Essential Information

Type	Status	MLS#	Listing Type
<b>Land</b>	<b>New</b>	<b>420924</b>	<b>Low Density Residential</b>

## Key Details

Width	Depth
<b>99</b>	<b>100</b>

Acreage  
**0.2234**

View  
**Garden View, Inland**