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High Rock Development Land

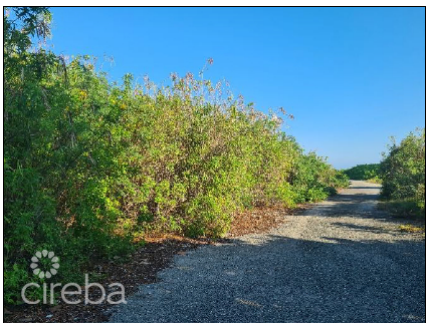
East End / High Rock, Grand Cayman

MLS# 420942

CI$1,450,000













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SHRUTY GARRISON
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Prime Location in Half Moon Bay This rare land opportunity is located within the sought-after Half Moon Bay subdivision in the High Rock registration section of Grand Cayman. The site lies approximately 17 miles east of George Town and forms part of the increasingly desirable East End growth corridor. Positioned Near Health City Cayman Islands A significant advantage of this location is its proximity to Health City Cayman Islands, making it particularly well positioned for the development of visitor accommodation, recovery stays, or short-term rental condos catering to patients, medical visitors, and associated tourism demand. Development Potential for Medical Tourism This creates a strategic opportunity for ocean-facing accommodation that serves both the medical tourism sector and the wider vacation rental market, offering investors the ability to capitalize on one of Cayman's growing industries. Extensive Road Frontage and Access Positioned along the southern side of Sea View Road, approximately 0.25 miles west of the junction with High Rock Landing Boulevard, the parcels enjoy a quiet yet accessible coastal setting. The surrounding area is predominantly residential, comprising a mix of established single-family homes and undeveloped land, reflecting strong potential for future growth and enhancement. A key feature of the property is its combined frontage of approximately 569 linear feet onto Sea View Road, offering excellent design flexibility, access options, and strong road presence for future development concepts. Development-Ready Land Topographic data from the Cayman Islands Lands and Survey Department confirms elevations ranging from approximately 5ft to 11ft above mean sea level, providing a relatively level and practical site for development planning. Infrastructure Already in Place Essential infrastructure is already available in the area, including mains electricity supplied by Caribbean Utilities Ltd. and mains water services, ensuring straightforward utility connections for future projects. Flexible Beach Resort and Residential Zoning The land is zoned Beach Resort / Residential, allowing a broad range of uses including detached and semi-detached homes, duplexes, guest houses, apartment developments, cottage colonies, and tourism-related projects, subject to planning approval. Convenient East End Amenities Nearby amenities in East End include supermarkets, restaurants, bars, gas stations, and hotels, offering convenience while maintaining a peaceful coastal environment. A Compelling Cayman Investment Opportunity This is a compelling investment opportunity in one of Grand Cayman's emerging development areas, with strong potential for residential, hospitality, or hybrid medical-tourism accommodation development. How Do You Want to Live Your Life? Whether your vision is a boutique hospitality project, residential community, or accommodation designed to support Cayman's growing medical tourism sector, this unique development site offers the location, flexibility, and growth potential to bring that vision to life. How do you want to live your life?

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Essential Information

Type	Status	MLS#	Listing Type
Land	**Current**	**420942**	**Beach Resort Residential**

Key Details

Width	Depth
575	**130**

Acreage	View
1.5858	**Beach View**

Additional Feature

Zoning	Covenants	Road Frontage	Soil
Beach Resort/Residential	**Yes**	**yes**	**Rock**

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