

## 0.67 Acres Of Prime Gun Bay Oceanfront

East End / High Rock, Grand Cayman

MLS# 419125

**US\$759,000**





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These magnificent parcels, which span over 0.67 acres when combined, offer an array of investment possibilities. With 80 feet of pristine, cove-sheltered white sandy beach and sweeping ocean views that stretch beyond Grand Cayman's eastern barrier reef, this site offers undeniable potential for home builders, developers, and land investors alike. The inland portion of the properties, located above Austin Conolly Drive, offers a generous development area, measuring approximately 135 feet in width and extending up to 173 feet in depth, totalling roughly 0.46 acres. On the oceanfront side, the parcel reaches up to 116 feet in depth and widens to 88 feet at its broadest point, offering more than 0.2 acres of direct beachfront land. Development Potential For developers, current zoning allows for the construction of up to 10 condos with a total of 16 bedrooms, each offering unobstructed sea views and beachfront access. Building Your Dream Home This exceptional location is ideal for those envisioning their dream home. The parcel's western boundary rises to 31 feet above sea level, gently sloping down to the primary development area, which ranges between 18 and 27 feet in elevation. This elevation not only ensures stunning ocean views but also provides natural protection from the elements. Land Banking As the East End continues to emerge as one of Grand Cayman's most desirable destinations, celebrated for its unspoiled coastline, breathtaking sunrise views, and proximity to premier nature attractions and dive sites, this property presents a compelling opportunity for buyers looking to land bank with future appreciation in mind. Moreover, with the planned bypass extension set to enhance accessibility to the area, demand for land in the East End is poised to rise, further accelerating long-term value growth. For further information on this opportunity, please reach out anytime. \* Select images courtesy of the Cayman Islands Land and Survey Department

## Essential Information

Type	Status	MLS#	Listing Type
<b>Land</b>	<b>Current</b>	<b>419125</b>	<b>Low Density Residential</b>

## Key Details

Width	Depth
<b>135</b>	<b>173</b>
Acres	View
<b>0.67</b>	<b>Beach Front, Beach View</b>