

## BOGGY SAND ROAD RESIDENTIAL PROPERTY ON .40 ACRE (ACROSS FROM BEACH)

Seven Mile Beach, Seven Mile Beach, Cayman Islands

MLS#: 417120

**CI\$1,950,000**



This listing presents an exceptional opportunity to own and develop land in the highly sought-after Boggy Sand Road area of West Bay. The 0.4-acre parcel offers versatility for expansion, redevelopment, or investment, with beach views and prime location potential. Property Highlights: • Lot Size: 0.4 acres (Approx. 66.5 ft frontage, widening to 72.5 ft, length 230/250 ft) • Main House: 3 bedrooms, 2 bathrooms, lounge, kitchen, utility room • Additional Units: • 1-Bedroom Rental Unit with kitchen and bathroom • Concrete Outbuilding • Another rentable unit • Outdoor Features: Shaded decking for summer breezes & BBQs, lush gardens with fruit trees and lawn Development Potential: • Zoned for low-density residential development • Possibility to build up to 9 bedrooms • Options include: • 9 one-bedroom apartments • 3 three-bedroom condos • A luxury residence on stilts with sea views (ideal for Airbnb) • The SANDS Development nearby enhances the area’s investment appeal Additional Opportunity: Consider expanding your investment with nearby beachfront land (MLS 415542, 5B 158) also for sale. This is a rare chance to be part of Boggy Sand Road’s exciting transformation. Whether for personal residence, rental income, or development, this property holds tremendous potential. Don’t miss out—schedule a viewing today!

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Reduced	417120	Homes

Key Details

Bed	Bath	Block & Parcel	Year Built
4	3	5C,169	1990

Acreage  
0.4000

Additional Fields

Lot Size	Views	Foundation	Zoning
0.4	Beach View, Water View	Slab	Low Density residential

Sea Frontage  
**none**

## Property Features

Den	Furnished
<b>Yes</b>	<b>Yes</b>