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## GRAND CAYMAN ESTATES - CANAL FRONT HOME LOT

South Sound, Old Prospect Point & Spotts, Cayman Islands

### PROPERTY DETAILS

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Price: CI\$279,000	MLS#: 418145	Type: Land
Listing Type: Low Density Residential	Status: Current	Width: 113
Depth: 107	Acres: 0.29	

### PROPERTY DESCRIPTION

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Discover the perfect opportunity to build your dream home in the prestigious Grand Cayman Estates. This exceptional canal-front lot, located near the exclusive Sunrise Landing, offers an idyllic setting surrounded by beautiful, multi-million dollar homes. The property is already cleared and requires only minimal fill before it's ready for construction, making it an excellent choice for those looking to start building with ease. In addition to its prime location, this lot comes with approved planning permission, valid until April 13th, 2026, for land clearing (already completed), filling, a canal wall, an 80' dock, two jetski dry docks, a garbage enclosure, and services to the site and dock. Buyers also have the flexibility to modify these approved plans with just a \$100 fee, rather than having to submit a new application. Boasting direct access to the North Sound via the canal, this property is perfect for boating enthusiasts. Picture yourself spending weekends on the water, relaxing at Rum Point, or simply enjoying tranquil canal views from your future home. Conveniently located just 5 minutes from supermarkets and within 10-15 minutes of top schools, this lot offers the perfect blend of privacy and accessibility. Whether you're looking to build a luxurious family residence or a peaceful retreat, this canal-front lot is a rare find in one of Grand Cayman's most desirable communities.

### PROPERTY FEATURES

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Views	Canal Front
Block	27C
Parcel	378
Zoning	Low Density residential
Sea Frontage	113
Road Frontage	113

### PRESENTED BY

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# IMAGES

