

## BEACH BAY DUPLEX LOT

Lower valley, Rum Point/Kaibo, Eastern Districts & North Side, Cayman Islands

MLS# 419959

**CI\$315,000**



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Beach Bay Duplex Lot – Prime Development Opportunity Near the Mandarin Oriental Grand Cayman Located in the serene and sought-after Beach Bay community, this duplex parcel on Pebble Beach Dr. offers an exceptional opportunity to build in one of Grand Cayman’s promising residential areas. The property measures approximately 0.18 acres ( $\approx$  8,000 sq. ft.), with 80 feet of road frontage and 100 feet of depth, providing ample space for a duplex, villa, or family home designed for island living. Just minutes from the luxurious Mandarin Oriental Grand Cayman Resort, this area is poised for significant appreciation as Beach Bay evolves into one of the island’s most desirable coastal enclaves. The resort’s arrival brings world-class amenities, fine dining, and wellness experiences to the neighborhood—enhancing both property values and rental demand. The lot is zoned Low Density Residential, with paved road access, electricity, and water available at the boundary. Its elevated terrain offers natural drainage and refreshing sea breezes, perfect for designing outdoor living spaces such as pools, patios, or landscaped gardens. Whether developed as a duplex for rental income, Airbnb or short-term stay property, or a private residence with guest quarters, this parcel presents excellent income-generating potential and long-term investment value. Invest now!

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	Current	419959	Low Density Residential

Key Details

Width	Block & Parcel	Depth	Block & Parcel	Den
80.00	32D,248	100.00	32D,248	No
Acreage				
0.3342				

Additional Feature

Block	Parcel	Views
32D	248	Inland
Zoning		
Low Density residential		