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DEVELOPMENT LAND WITH RENTAL INCOME SMB CORRIDOR

W Bay South, West Bay, Cayman Islands

MLS# 420759

CI$3,875,000

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Rare West Bay Development Land for Sale | 2.1 Acre Parcel with Water Views Near Cemetery Beach This 2.1-acre West Bay development land for sale presents a compelling opportunity for developers and investors seeking scale, location, and flexibility in one of Grand Cayman's most desirable coastal corridors. With limited parcels of this size remaining in West Bay, this offering stands out as a strategic acquisition with significant upside. The property currently includes a 4-bedroom, 4-bathroom home, generating rental income while development plans are explored—allowing you to hold with purpose. Positioned for Multi-Residential Potential Given the parcel's size and prime location, there is potential for a multi-residential development, with preliminary considerations suggesting the possibility of up to approximately 30 condominiums, subject to planning approval and zoning requirements. For developers, this creates a rare opportunity to design a boutique or mid-scale residential community within walking distance of one of the island's most celebrated beaches, an offering that continues to see strong demand from both local and international buyers. Water Views & Walkable Access to Cemetery Beach Set in a highly sought-after pocket of West Bay, the property benefits from elevated water views and is just a short walk to Cemetery Beach, widely known for its calm waters and world-class snorkeling. This proximity enhances both end-user lifestyle appeal and long-term resale value, making it an ideal foundation for a thoughtfully designed residential project. Investment Flexibility with Immediate Income The existing income-producing residence offers immediate return potential, providing flexibility as you move through planning and design phases. Whether you choose to redevelop in the near term or land bank for future appreciation, this property supports a range of investment strategies. West Bay Lifestyle & Growth West Bay continues to evolve as a destination that balances tranquility with accessibility. Residents enjoy proximity to waterfront experiences, local dining, and essential amenities, all while remaining within easy reach of Seven Mile Beach and George Town. As demand for well-located residential developments grows, opportunities like this, combining acreage, location, and development potential, are becoming increasingly rare. For developers and investors ready to explore the full potential of this West Bay development land for sale, connect today for more details or to arrange a private site visit. How do you want to live your life? Agent owned

Essential Information

Type	Status	MLS	Listing Type
Land (For Sale)	**Reduced**	**420759**	**Low Density Residential**

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Key Details

Width **387.00**	Block & Parcel **5C,416,419**	Depth **189.00**	Block & Parcel **5C,416,419**	Den **No**
Acreage **2.1000**				

Additional Feature

Block **5C**	Parcel **416, 419**	Views **Water View**	Zoning **Low Density residential**
Road Frontage **30**	Soil **Black**		

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