Trident Properties (Cayman Islands) LTD,
2nd Floor Strathvale House,
90 North Church Street,
P O BOX 31077, Grand Cayman KY1-1205,
Cayman Islands.
345 916 7020
info@tridentproperties.ky | https://www.tridentproperties.ky/

SPOTTS OCEANFRONT DEVELOPMENT OPPORTUNITY

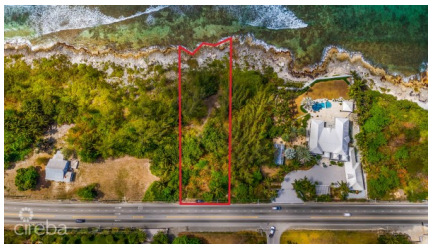
Spotts, Spotts and Prospect, Cayman Islands

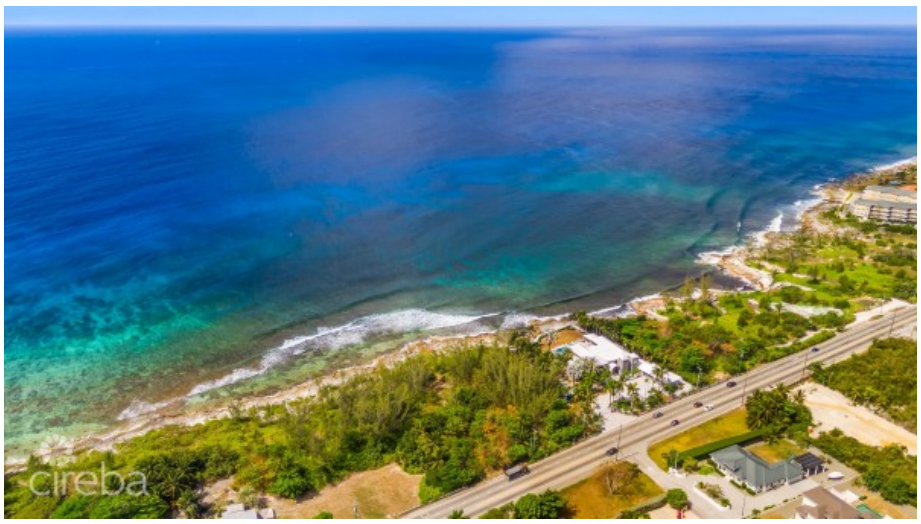
MLS# 420771

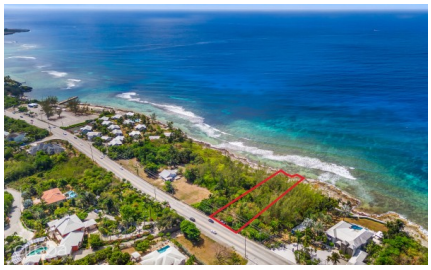
CI$1,275,000













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Kerri Kanuga
345-916-7020
kerri@tridentproperties.ky

This exceptional 0.72-acre waterfront parcel offers a rare opportunity to develop within a highly versatile Beach Resort/Residential zoning. The designation allows for a wide range of uses, including a private detached residence, duplexes, townhouses, apartment buildings, or tourism-related developments—providing flexibility for both investors and homeowners. The property benefits from no restrictive covenants, giving buyers greater freedom in design and development. The site gently rises to an elevation of 13 feet, enhancing both views and natural drainage. The land remains in its natural state, with no prior filling or leveling, offering a blank canvas for your vision. The soil composition—a blend of light, sandy textures mixed with clay—supports a variety of fruit trees, plants, and coastal vegetation, ideal for landscaping or eco-conscious development. Adding to its appeal, the shoreline features natural Ironshore rock, which helps protect the property from coastal erosion and wave impact—an important advantage over unprotected sandy beachfront sites. This is a unique opportunity to secure a prime waterfront location with strong development potential and natural coastal resilience. Ample space for a condominium development, or a couple of luxury townhomes, or a grand waterfront estate, this rare property offers exceptional flexibility in an area where most waterfront land in this area has already been spoken for. Don't miss this opportunity to bring your vision to life.

Essential Information

Type
Land (For Sale)

Status
Pen/Con

MLS
420771

Listing Type
Low Density Residential

Key Details

Width
92.04

Block & Parcel
25C,6

Depth
356.87

Block & Parcel
25C,6

Den
No

Acreage
0.7200

Additional Feature

Block
25C

Parcel
6

Views
Ocean View, Ocean Front

Zoning
Beach Resort/Residential

Sea Frontage
99.6

Property Feature

Road Frontage

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