

## THE SHORES 0.35 ACRES LOT - APPROVED PLANS & GEOTECH

W Bay North East, West Bay, Cayman Islands

MLS# 418351

**US\$869,000**





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Canal-Front Lot in The Shores – West Bay’s Premier Waterfront Community Discover The Shores, one of West Bay, Grand Cayman’s most prestigious canal-front neighborhoods. Set within a secure, gated enclave, this spacious 0.3535-acre lot offers an exceptional opportunity to build your dream home in a setting that blends privacy, elegance, and an active island lifestyle. With a desirable south-facing orientation, the property is bordered by Eureka palms, offering a natural screen that enhances privacy from neighboring homes. Included in the sale are approved architectural plans for an exquisite 5,400 sq. ft. Balinese-inspired two-story residence, thoughtfully designed to capture North Sound views from the second story, along with approved plans for a private pool and poolside cabana, ideal for luxurious outdoor living and entertaining. This property comes with a completed geotechnical report, offering buyers immediate savings in both time and money. The report confirms that the lot can support a home without the need for costly pilings—an important advantage, as not all canal lots on island offer this benefit. With the foundation requirements already assessed and favorable, this lot is ready for a smooth and more affordable development process. Imagine relaxing to the sound of gentle waves, basking in breathtaking Cayman sunsets from your backyard. With direct canal access to open water, this lot is perfect for boaters, nature enthusiasts, and anyone seeking tranquility with easy access to the island’s best amenities. Property Highlights: • 0.3535-acre canal-front lot in a gated, upscale community • Geotech Report • Approved plans for a luxury 5,400 sq. ft. Balinese-style home • Approved pool and poolside cabana design included • Eureka palms provide privacy from bordering neighbors • Thoughtfully designed to capture North Sound views from the second story • Direct canal access to North Sound for boating and recreation Community Features: • 24-hour staffed security for peace of mind • Tennis & pickleball courts • Private boat launch ramp • Deep, navigable canals ideal for yachts and sailboats • Walking and biking trails leading to Barkers National Park • Quick highway access to Seven Mile Beach and George Town • Pet-friendly, family-oriented environment • Well-maintained community covenants preserving property value and character The Shores isn’t just a place to live—it’s a way of life. A vibrant, welcoming neighborhood where families thrive, outdoor living is embraced, and a strong sense of community endures. Whether you’re creating your forever home or making a smart waterfront investment, this rare canal-front lot offers the perfect foundation for something extraordinary.

## Essential Information

|                         |                         |              |                         |        |
|-------------------------|-------------------------|--------------|-------------------------|--------|
| Type                    | Status                  | MLS          | Listing Type            |        |
| Land (For Sale)         | Current                 | 418351       | Low Density Residential |        |
| Key Details             |                         |              |                         |        |
| Width                   | Block & Parcel          | Depth        | Block & Parcel          | Den    |
| 110.00                  | 9A,404                  | 130.00       | 9A,404                  | No     |
| Acreage                 |                         |              |                         |        |
| 0.3535                  |                         |              |                         |        |
| Additional Feature      |                         |              |                         |        |
|                         |                         |              | Block                   | Parcel |
|                         |                         |              | 9A                      | 404    |
| Views                   | Zoning                  | Sea Frontage | Road Frontage           |        |
| Canal Front, Water View | Low Density residential | 110          | 110                     |        |
| Soil                    |                         |              |                         |        |
| Marl                    |                         |              |                         |        |