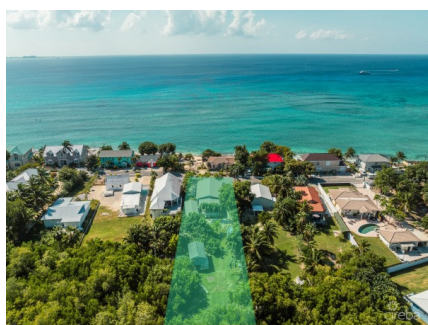


BOGGY SAND ROAD RESIDENTIAL PROPERTY ON .40 ACRE (ACROSS FROM BEACH)

W Bay South, West Bay, Cayman Islands

MLS# 417120

CI\$1,600,000





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

This listing presents an exceptional opportunity to own and develop this incredible piece of land within the iconic area Boggy Sand Road area in West Bay. The 0.40 acre parcel offers versatility for expansion, redevelopment, or investment, with beach views and prime location potential. Property Highlights: • Lot Size: 0.4 acres (Approx. 66.5 ft frontage, widening to 72.5 ft, length 230/250 ft) • Main House: 3 bedrooms, 2 bathrooms, lounge, kitchen, utility room • Additional Units: • 1-Bedroom Rental Unit with kitchen and bathroom • Concrete Outbuilding • garden storage shed • Outdoor Features: Shaded decking for summer breezes & BBQs, lush gardens with fruit trees and lawn Development Potential: • Zoned for low-density residential development - allowing you to expand as per planning. • The SANDS Development nearby enhances the area’s investment appeal Additional Opportunity: Consider expanding your investment with nearby beachfront land (MLS 415542, 5B 158) also for sale. This is a rare chance to be part of Boggy Sand Road’s exciting transformation. Whether for personal residence, rental income, or development, this property holds tremendous potential. Don’t miss out—schedule a viewing today!

Essential Information

Type	Status	MLS	Listing Type
Stand Alone Home (For Sale)	Pen/Con	417120	Single Family Home

Key Details

Bed	Bath	Block & Parcel	Den
4	3	5C,169	No
Year Built	Acreage		
1990	0.4000		

Additional Feature

Block	Lot Size	Parcel	Views
5C	0.4	169	Beach View, Water View
Sea Frontage	Foundation	Zoning	
none	Slab	Low Density residential	

Property Feature

Furnished	Den
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