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CAYMAN

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

Seven Mile Beach, Seven Mile Beach, Cayman Islands

MLS# 417120

**CI\$1,950,000**





**Lucy Wood**  
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This listing presents an exceptional opportunity to own and develop land in the highly sought-after Boggy Sand Road area of West Bay. The 0.4-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 • Another rentable unit • Outdoor Features: Shaded decking for summer breezes & BBQs, lush gardens with fruit trees and lawn Development Potential: • Zoned for low-density residential development • Possibility to build up to 9 bedrooms • Options include: • 9 one-bedroom apartments • 3 three-bedroom condos • A luxury residence on stilts with sea views (ideal for Airbnb) • 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
Residential (For Sale)	Reduced	417120	Single Family Home

Key Details

Bed	Bath	Block & Parcel	Year Built	Old Price
4	3	5C,169	1990	0.00
Sqft				
2500				
Acreage				
0.4000				

Additional Fields

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

Property Features

Den  
**Yes**

Furnished  
**Yes**