



**REGAL REALTY**  
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\$3,200,000**





**Michael Day**  
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Incredible opportunity to own a piece of land within this historical road in West Bay. Spanning 66.5 ft on the road, widening to 72.5 ft at the rear, and with a land length of 230/250 ft, this .4 acre lot presents a golden opportunity. Explore the potential to develop low density apartments with beach views, accommodating approximately 9 bedrooms under current zoning. Imagine 9 one bedrooms, 3 three bedroom condos, or a mix within the three story limit, or build an incredible residence on stilts with sea views for AIRBNB. Nestled on this plot is a solid concrete single family home, boasting 3 beds/ 2 baths and a separate income generating 1 bed/1 bath apartment and a garden shed all in excellent condition. Explore the exciting changes on Boggy Sand Road with the upcoming SANDS development. Expand your possibilities by also checking out the nearby beach land (MLS 415542, 5B 158) FOR SALE. It's a great chance to create something special in this area. Don't miss out!

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>Current</b>	MLS <b>417120</b>	Listing Type <b>Single Family Home</b>
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## Key Details

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

## Additional Fields

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

## Property Features

Den <b>Yes</b>	Furnished <b>Yes</b>
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