
PALM COURT, FRANK SOUND

Seaview Road, Eastern Districts of Grand Cayman, Cayman Islands

PROPERTY DETAILS

Price: US\$2,300,000	MLS#: 414463	Type: Residential
Listing Type: Single Family Home	Status: Pen/Con	Bedrooms: 4
Bathrooms: 4.5	Built: 1993	Acreage: 1.04
Sq. Ft.: 8,662		

PROPERTY DESCRIPTION

Palm Court is situated on a largely undeveloped section of Grand Cayman's southeast coastline overlooking the Caribbean Sea with spectacular ocean views. The aptly named Sea View Road is home to a handful of luxury beachfront properties that offers its residents a neighbourhood full of beauty, charm, and serenity. Starting with its location Palm Court is a property full of promise and potential a site of over an acre with approximately one hundred and twenty feet of ocean front offering a mixture of soft white sand and Ironshore and the remnants of a boat dock. From road to sea the site has a depth of around three hundred and forty feet and offers a natural ridge with an elevation up to eight feet above sea level which is quite exceptional for a beachfront site in the Cayman Islands however of paramount importance to the value of this site is its Hotel/Tourism zoning. For sites zoned Hotel/Tourism the local code allows for the building of hotels with a density of sixty-five bedrooms per acre or for the building of apartments at twenty-five units per acre. An option that may be more in keeping with its surroundings would be to build a "Cottage Colony" and in this instance code allows ten units per acre if each unit has two bedrooms. Palm Court currently consists of a substantial and extensive block built house that requires renovation to bring it back to its former glory but has the potential to provide truly spectacular living accommodation. There is also a two car garage associated with this property. A wood frame traditional Cayman cottage proudly holds title to being the first structure built on site and has been renovated throughout to create a charming two bedroom property full of character.

PROPERTY FEATURES

Views	Water Front
Block	59A
Parcel	47
Foundation	Slab
Zoning	Hotel/Tourism
Garage	2
Furnished	Partially
Sea Frontage	147

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IMAGES

