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

Boggy Sand Road, West Bay / North West Point, Cayman Islands

### PROPERTY DETAILS

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Price: CI\$1,950,000	MLS#: 417120	Type: Residential
Listing Type: Single Family Home	Status: Reduced	Bedrooms: 4
Bathrooms: 3	Built: 1990	Acreage: 0.40
Sq. Ft.: 2,500		

### PROPERTY DESCRIPTION

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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!

### PROPERTY FEATURES

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

### PRESENTED BY

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IMAGES



