

Boggy Sands Beachfront Land

RARE BEACHFRONT OPPORTUNITY
WITH PLANNING APPROVAL



Welcome to *Boggy Sands*

US\$ 4,950,000 | BEACHFRONT | 0.31 ACRES
115 FT ROAD FRONTAGE | LOW DENSITY RESIDENTIAL ZONING

Rarely available at the northern end of Seven Mile Beach, this unusually wide beachfront parcel on Boggy Sands Road occupies one of Grand Cayman's most sought-after stretches of coastline.

It presents a rare opportunity to create a private beachfront residence in an exclusive and tranquil setting. Planning-approved architectural plans are available upon request.

Approved Residence

BEDROOMS: **5 BEDS** (including a versatile upper-level multipurpose room with private balcony)

BATHROOMS: **5 FULL, 2 HALF**

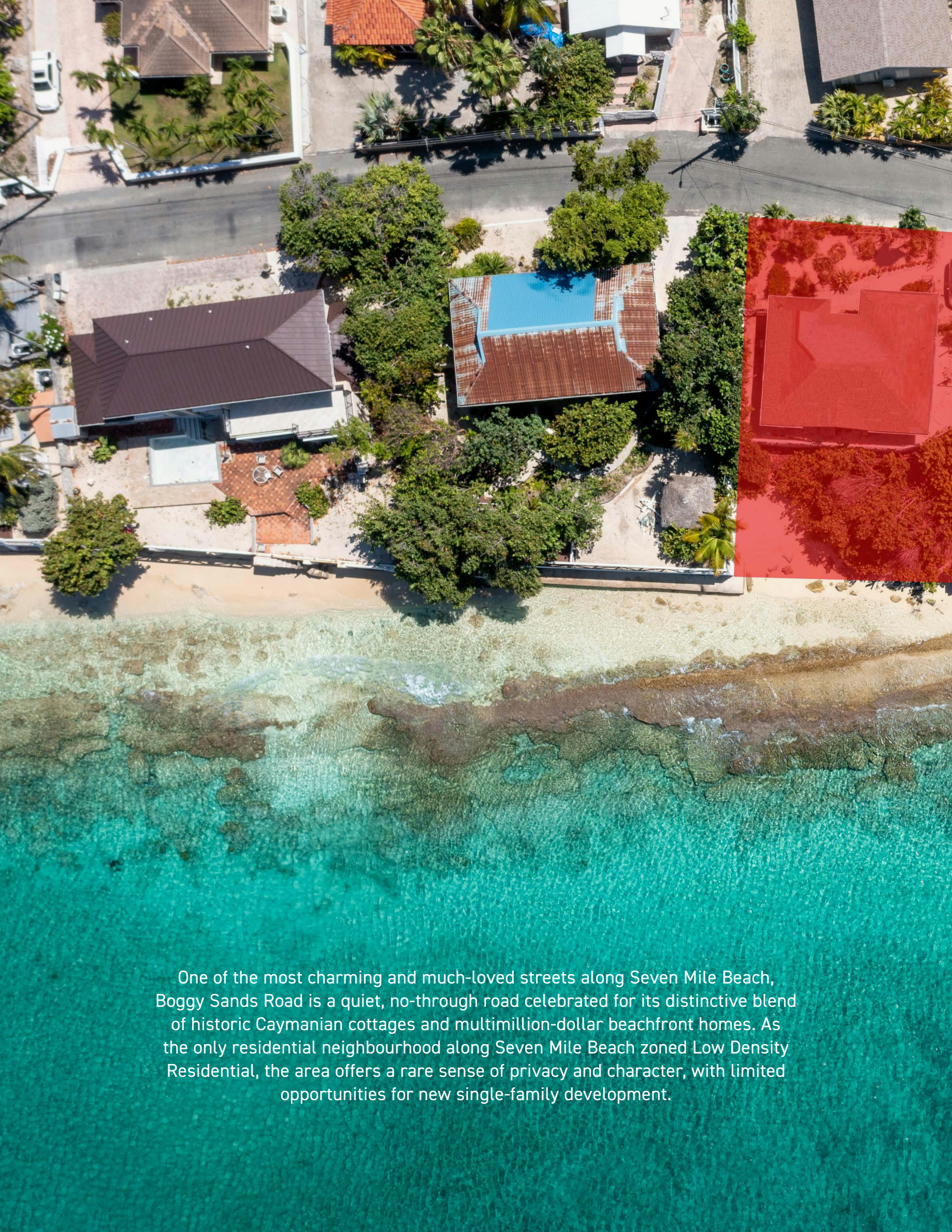
INTERIOR AIR-CONDITIONED SPACE: **5,922 SQ FT**

OUTDOOR BALCONIES & COVERED ROOF TERRACE: **2,314 SQ FT**

TOTAL GROSS BUILDING AREA: **8,236 SQ FT**

IMAGES ARE ARCHITECTURAL RENDERINGS OF THE APPROVED RESIDENCE. THE HOME IS NOT YET BUILT.





One of the most charming and much-loved streets along Seven Mile Beach, Boggy Sands Road is a quiet, no-through road celebrated for its distinctive blend of historic Caymanian cottages and multimillion-dollar beachfront homes. As the only residential neighbourhood along Seven Mile Beach zoned Low Density Residential, the area offers a rare sense of privacy and character, with limited opportunities for new single-family development.

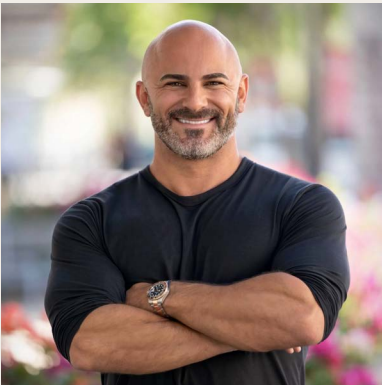


The property comes with planning approval for a striking contemporary beachfront residence spanning 8,236 sq. ft. of total gross building area. Thoughtfully designed to maximise privacy while capturing uninterrupted sea views from every level, the home features expansive indoor and outdoor living spaces, floor-to-ceiling glazing across the main living level, and seamless connections to generous terraces overlooking the Caribbean Sea.

Designed for both relaxed family living and effortless entertaining, the approved plans include a spacious primary suite, four additional ensuite bedrooms, an integrated garage, a designer cantilevered staircase within a dramatic double-height space, an expansive pool terrace, and a covered rooftop entertaining area complete with an outdoor kitchen and hot tub. Integrated landscaping further enhances the home's private, resort-style setting.







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