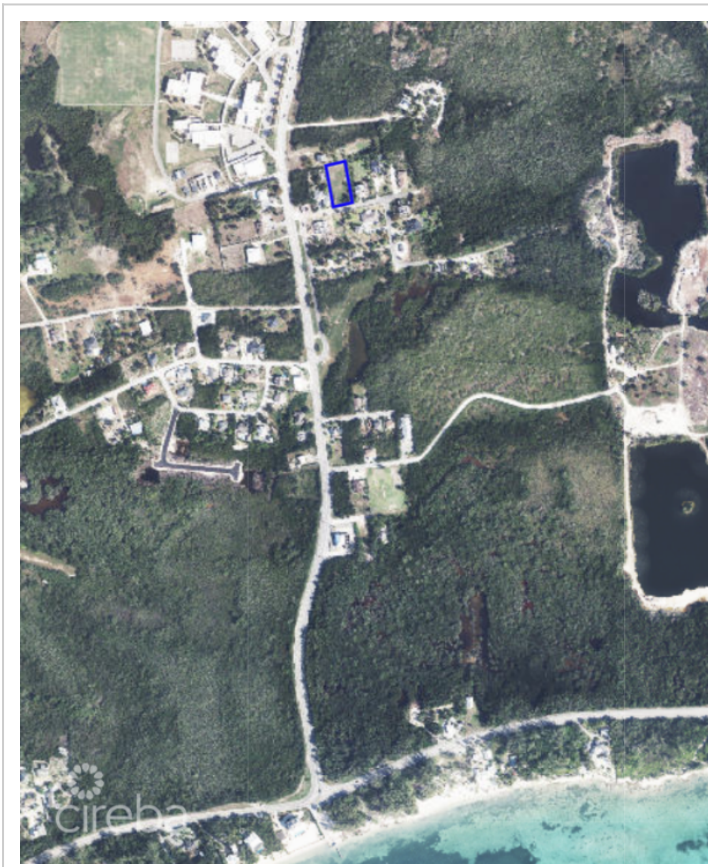


DEVELOPMENT LAND FRANK SOUND WITH APPROVED PLANS

MLS# 419915 | Midland East, Grand Cayman, Cayman Islands

CI\$465,000



Agent info



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Description

Frank Sound Development Lot

A Ready-to-Build Investment Opportunity

Positioned in the tranquil heart of Frank Sound, this 0.49-acre development lot presents a rare opportunity to bring an approved residential vision to life. With planning approval already in place and only BCU approval remaining, this property is poised for action, ideal for investors seeking long-term rental income or developers ready to create and sell.

Approved plans include two triplex buildings with a total of 6 x 2-bedroom units, along with a beautifully designed 3-bedroom single-family home. The plans even incorporate a swimming pool, enhancing both the appeal and the lifestyle value of the finished development. With a total proposed building area of 11,235 sq. ft., this lot offers the scale and flexibility to deliver high yield returns within a well-planned, cohesive setting.

Approved Plans and Building Details

- Lot Size: 0.49 acres
- Total Building Area: 11,235 sq. ft.
- Triplex 1: 4,515 sq. ft. (Footprint 2,435 sq. ft.)
- Triplex 2: 4,515 sq. ft. (Footprint 2,435 sq. ft.)
- 3-Bedroom Home: 2,205 sq. ft.
- Pool Approved

With conditional planning approval already secured, pending only minor updates such as parking lot drainage, landscaping plans, and Water Authority confirmation, this site offers both security and opportunity. You'll have two years to finalize BCU approval, giving flexibility to complete due diligence and prepare for construction at your own pace.

Prime Location and Development Potential

Frank Sound is a peaceful and increasingly sought-after community, known for its balance of Caymanian character and modern convenience. Located within easy reach of schools, beaches, and the East End amenities, this area attracts both long-term residents and tenants looking for lifestyle and value.

Property Features

Type	Status	View	Listing Type
Land (For Sale)	Current	Garden View	Low Density Residential
Width	Depth	Sq Ft	Block/Parcel
105.00	209.00	0.00	59A / 220
Area	Acres		
75	0.49		

Additional Features

Zoning	Road Frontage
Low Density residential	City