

**ALEXANDER GROVE SUBDIVISION - CAYMAN BRAC -
POND LOT 3****MLS# 415335****CI\$70,420***Cayman Brac West, Little Cayman, Cayman Islands***Property Features**

Location: **Cayman Brac West**Status: **Current**Type: **Land, Low/ Medium/ High
Density Residential (For Sale)**Width: **104.90**Depth: **146.30**Block: **97B**Parcel: **15POND3**Acres: **0.32**Area: **85****Real Estates Main Features**

Zoning: **Low Density residential**Views: **Inland****Description**

Alexander Grove is Cayman Brac's newest proposed sub-division.

The developers aim to create a beautiful community that owners will be proud to be a part of. As you enter the neighbourhood, you'll be met with sweeping, hand-crafted double-stone walls entranceway to welcome you home.

This property is one of only four waterfront parcels. Each enjoys, not only views of the pond but also an extended view of the sea a few hundred feet away. The development is close to some of the best amenities the island has to offer. Bragging some of the island's best culinary experiences the Brac; from staple and traditional local cuisines, from local restaurants to fine dining, live music, and good company from The Alexander Hotel; your evenings are sure to be fun-filled. You are also within walking distance of the only stretch of beach on the island! Perfect for a quiet intimate stroll along a peaceful beach, with only the sound of the water rolling onto the reef to keep you and yours, company. You may be lucky enough to experience the occasional bio-luminescence light show as the waves lap along the shoreline! As you make your way to the beach, pick up your favourite beverage at the local fine wine and spirit stores, as you walk by.

Are you Caymanian and a first-time buyer?

- Perfect opportunity to take advantage of Stamp Duty Waiver Program offered by Government for first-time buyers. This is an excellent investment choice that is sure to increase in value due to its location. Get on the property ladder now!

Investors looking for a place to build the perfect vacation home on a small quaint island?

- With the above, you're in an excellent location for vacation rentals when you're not there.

(Developers are in the planning stages of neighbourhood covenants.)

Property Images



CIREBA MLS LDX feed courtesy of COLDWELL BANKER CAYMAN ISLANDS REALTY

***Disclaimer:** The information contained herein has been furnished by the owner(s) and or their nominee and represented by them to be accurate. The listing company, agent and CIREBA MLS disclaims any liability or responsibility for any inaccuracies, errors or omissions in the represented information. The listing details herein are also courtesy of CIREBA (Cayman Islands Real Estate Brokers Association) MLS and/or via LDX (Listing Data Exchange) feed. All the information contained herein is subject to errors, omissions, price changes, prior sale or withdrawal, without notice and is at all times subject to verification by the purchaser(s).