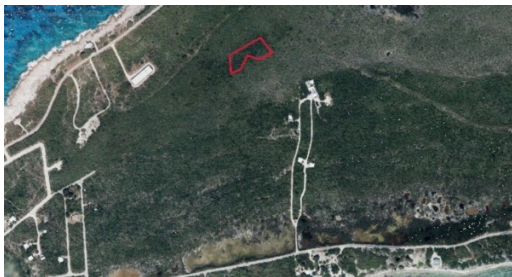


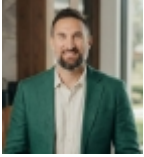
## 1.4 ACRE LAND PARCEL IN LITTLE CAYMAN WEST WITH PRIVATE ECO-RETREAT POTENTIAL

Little Cayman West

MLS# 421018

**US\$325,000**





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This undeveloped 1.4-acre freehold parcel offers a rare opportunity to acquire substantial acreage in one of the quietest natural settings on Little Cayman. Located in the Spot Bay and Salt Rocks area, the property sits inland from the northwestern coastline. It provides a genuine connection to the island’s low-density environment, away from conventional roadside subdivisions.

**Access and Privacy**

The property has direct legal access from the main coastal road. The approach follows the established Salt Rocks Nature Trail for approximately 250 meters. Legal access continues over the final 30 meters via a recorded right of way directly to the land. This layout ensures a natural buffer of mature native vegetation, establishing a highly secluded position without sacrificing physical accessibility.

**Key Features and Development Potential**

- **Flexible Scale:** The substantial acreage provides layout flexibility for a low-impact private retreat or an eco-sensitive residential concept.
- **Natural Landscape:** The terrain is defined by native island foliage and limestone ground, allowing future structures to integrate directly into the existing environment.
- **Coastal Proximity:** The land sits a short walk from the coast, offering easy access to Spot Bay and the island's world-class marine environments.

**Strategic Holding Profile**

The property has been under continuous long-term ownership for over 15 years. Because there are no annual property taxes or local rates assessed on raw land in the Cayman Islands, the ongoing holding costs are exceptionally low. It represents a patient land-bank opportunity in an early-stage Sister Islands market, particularly as national planning frameworks continue to evolve.

**Property Features**

|                           |        |        |
|---------------------------|--------|--------|
| Type                      | Status | View   |
| Land (For Sale)           | New    | Inland |
| Listing Type              | Width  | Depth  |
| Little Cayman/Cayman Brac | 191.00 | 442.00 |
| Block/Parcel              | Area   |        |
| 77A / 7                   | 95     |        |