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agents extraordinaire

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Spotts Huge Seafront Site - Next to Wellness Park

Spotts

MLS# 418085

US$4,750,000











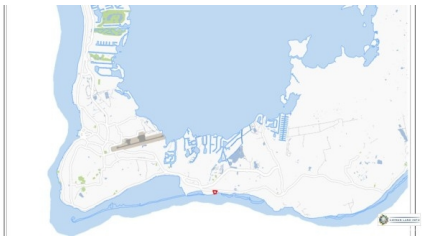

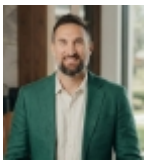

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Unlock the potential of a rare Seafront development parcel in Spotts, offering exceptional scale, flexible Beach Resort/Residential zoning and multiple paths to create value. Its substantial depth and width can support a range of residential, hospitality or resort concepts, while the neighboring government-planned wellness park could provide an attractive lifestyle amenity for future owners and guests. The peaceful waterfront setting is within convenient reach of George Town and Seven Mile Beach, combining privacy with accessibility. Whether developed in the near term or held as a strategic land investment, this property offers a compelling combination of location, development flexibility and long-term potential.

Current zoning provides several high-value development scenarios:

- **Guest house opportunity:** up to 30 bedrooms per acre, equating to approximately 129 bedrooms across the property.
- **Apartment or condominium opportunity:** up to 20 apartments per acre and a maximum of 60 bedrooms per acre, equating to approximately 86 three-bedroom apartments or condominiums and 258 bedrooms across the site.
- **Beach resort opportunity:** up to 30 bedrooms per acre, equating to approximately 129 bedrooms overall.
- **Cottage development opportunity:** up to eight cottages per acre, equating to approximately 34 cottages.

Property Features

Type Land (For Sale)	**Status** Current	**View** Water Front
Listing Type Beach Resort Residential	**Width** 450.00	**Depth** 475.00
Block/Parcel 25B / 493	**Area** 40	

Additional Features

Road Surface Asphalt	**How Shown** Drive by	**Soil** Marl	**Topography** Level
Zoning Low Density residential	**Road Frontage** 100	**Frontage Road** Private	**Possession** At Completion
Covenants Yes			