

## VILLA MARIA | PEASE BAY ESTATE WITH 900FT OF OCEANFRONT

Bodden Town, Cayman Islands

MLS# 415430

**US\$6,400,000**





**Carolyn Ritch**  
carolyn@ritchrealty.ky

Villa Maria is an exceptional beachfront estate overlooking the incredible waters of Pease Bay, Grand Cayman and offering some of the most mesmerizing Caribbean Sea views seen anywhere in the Cayman Islands. The estate comprises a primary three bedroom residence, 1 bed guest cottage, tennis court, swimming pool and boat dock all sitting on 7.43 acres of land which is Zoned Hotel/Tourism and has around 900ft of coastline which is a mixture of sand and ironshore. From road to sea the site has a depth of around four hundred feet and offers a natural ridge with an elevation up to thirteen feet above sea level which is quite exceptional for an ocean front site in the Cayman Islands however of paramount importance to the value of this site is its Hotel/Tourism zoning. For sites zoned Hotel/Tourism the local code allows for the building of hotels with a density of sixty-five bedrooms per acre or for the building of apartments at twenty-five units per acre. An option that may be more in keeping with its surroundings would be to build a "Cottage Colony" and in this instance code allows ten units per acre if each unit has two bedrooms. Whether you are looking for a unique beachfront residence with plenty of privacy and elbow room or a site with incredible scope for future development and return Villa Maria is a truly unique real estate opportunity.

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>Current</b>	MLS <b>415430</b>	Listing Type <b>Single Family Home</b>
---------------------------------------	--------------------------	----------------------	---

## Key Details

Bed <b>4</b>	Bath <b>4</b>	Block & Parcel <b>48E,2,3,4</b>
-----------------	------------------	------------------------------------

Acreage  
**7.4300**

Den <b>No</b>	Year Built <b>1982</b>	Sq.Ft. <b>4000.00</b>
------------------	---------------------------	--------------------------

## Additional Feature

Lot Size <b>7.4300</b>	Views <b>Beach Front</b>	Sea Frontage <b>900</b>	Foundation <b>Slab</b>
---------------------------	-----------------------------	----------------------------	---------------------------

Furnished <b>Yes</b>	Garage <b>1</b>	Zoning <b>Hotel/Tourism</b>
-------------------------	--------------------	--------------------------------