

**Address**

390 West Bay Road, KY1-1203 George Town,  
Grand Cayman, Cayman Islands,

**Contact**

+1 345 949 3521  
info@bhscaymanislands.com

---

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

Bodden Town Road, Bodden Town, Cayman Islands

---

**PROPERTY DETAILS**

Price: US\$6,400,000	MLS#: 415430	Type: Residential
Listing Type: Single Family Home	Status: Back On The Market	Bedrooms: 4
Bathrooms: 4	Built: 1982	
Sq. Ft.: 4000		

---

**PROPERTY DESCRIPTION**

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.

---

**PROPERTY FEATURES**

Views	Beach Front
Den	No
Block	48E
Parcel	2, 3, 4
Foundation	Slab
Zoning	Hotel/Tourism
Garage	1
Den	No
Furnished	Yes
Property Features	Pool
Sea Frontage	900



CIREBA MLS LDX feed courtesy of CAYMAN ISLANDS SOTHEBY'S INT'L 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).