



Personalised Cayman Islands Freehold Building Land Proposal for Oasis

Written by Samantha Jones at Oasis Land Development
Limited





P16 Rum Retreat

Freehold Garden-View Building Land, Grand Cayman with Architectural Drawings

Rum Retreat P16 comprises **12,519.14 sq ft of freehold (fee simple) building land** in the Cayman Islands, professionally surveyed and prepared for development on Grand Cayman, perfect for your future home, retirement location or second home **offered with a simple reservation process and a fully refundable USD \$250 reservation fee.**

<https://www.youtube.com/watch?v=41eqyll2Nrw>

Why Buyers Are Choosing The Cayman Islands

- **Ownership under British Common Law**
- **No annual land or property taxes**
- **Professionally surveyed with boundary markers installed**
- **Registered with the Cayman Islands Government Land Registry**
- **Freehold (Fee Simple) Title is clean and free of encumbrances**
- **Flexible development potential, including duplex capability**
- **Optional 0% interest payment plan**
- **The Cayman Islands Government Issues land TitleOwnership Type**
- **Ownership Type - Personally or by a company (Cayman Islands Company)**

INTEREST FREE PAYMENT PLAN

0%

BASED ON ANNUAL GROSS OF 10 YEARS ON ALL PRICES

RESERVE VIA THIS PROPOSAL

OWN FREEHOLD BUILDING LAND IN THE CAYMAN ISLANDS TODAY - SECURE THIS LAND FROM THE OPEN MARKET

SCROLL TO THE
RESERVE SECTION
BELOW

Grand Cayman

Grand Cayman's East End – Luxury, Privacy, and Endless Opportunity. The **East End** of Grand Cayman offers a **peaceful retreat** where **influential buyers** and **discerning homeowners** find **luxury without the crowds**. Known for its **beauty, tranquil beaches,** and **local charm**, it's the perfect setting for a **second home, private getaway,** or **rental**. Blending **natural beauty** with **modern conveniences**, the East End delivers **exclusive living** without the tourist hustle, making it a sought-after destination for those who value **privacy and elegance**. With **no annual property taxes, 0% interest-free payment plans** it's a rare chance to **own paradise on your terms**.

About Oasis Land Development Limited

Oasis Land Development is a prominent land developer in the Cayman Islands, specialising in the sale of freehold land across Grand Cayman, Cayman Brac, and Little Cayman.

Here is a short overview:

- **Focus Area:** Land development and sales exclusively in the Cayman Islands (a British Overseas Territory).
- **Experience:** Established in 2008, the company has completed over 60 developments and has over 65 years of combined experience in the Cayman Islands real estate market.
- **Key Offering:** They sell various types of freehold (fee simple) building land, including oceanfront, ocean view, lakeside, and garden view land, for building private residences, holiday homes, or rental properties.
- **Unique Selling Proposition:** They offer a **0% interest payment plan** over six years.
- **Buyer Benefits:** The Cayman Islands have no annual land or property tax. The purchase process can be completed remotely, and the company provides resources like architectural drawings and connections to local professionals for those who plan to build.

Certificate of Incorporation - Registered in the Cayman Islands 22nd July 2008

BD-214607

Certificate Of Incorporation

I **JOY A. RANKINE** Assistant Registrar of Companies of the Cayman Islands
DO HEREBY CERTIFY, pursuant to the Companies Law CAP.22 that all requirements of the said
Law in respect of registration were complied with by

OASIS LAND DEVELOPMENT LIMITED

an Exempted Company incorporated in the Cayman Islands with Limited Liability with effect from
the 22nd day of July Two Thousand Eight

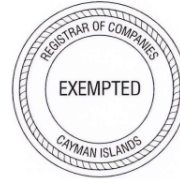
Given under my hand and Seal at George Town in the
Island of Grand Cayman this 22nd day of July
Two Thousand Eight

CERTIFIED TO BE A TRUE AND CORRECT COPY

Sig.  _____
Joy A. Rankine
Assistant Registrar
Date 22 July 2008 _____

(SGD. JOY A. RANKINE)

Assistant Registrar of Companies,
Cayman Islands.



Certificate of Good Standing - Authorisation code 400781706363 -
Government verification link www.verify.gov.ky

CR-214607

Certificate Of Good Standing

TO WHOM IT MAY CONCERN

I DO HEREBY CERTIFY that

OASIS LAND DEVELOPMENT LIMITED

a company duly organised and existing under and by virtue of the Acts of The Cayman Islands
is at the date of this certificate in Good Standing with the office, and duly authorised to
exercise therein all the powers vested in the company.

Given under my hand and Seal at George Town in the
Island of Grand Cayman this 24th day of February
Two Thousand Twenty-Six



An Authorised Officer,
Registry of Companies,
Cayman Islands.

Authorisation Code : 400781706363
www.verify.gov.ky
24 February 2026

AIPP Certificate - Oasis Land Development holds **AIPP Accreditation**
(Association of International Property Professionals), confirming our ten-year
commitment to operating with integrity.

This membership requires adherence to a **strict Code of Conduct**, assuring

clients that we operate with **honesty, clarity, and fairness** in all international property transactions. This is your assurance of a **reliable and well-regulated service**. [You can verify our AIPP Membership click here.](#)



The industry body. The industry voice. The industry standard.

Certificate of Membership

Date issued:

2nd April 2025

Valid until:

1st April 2026

Membership no:

20373

This is to certify that

Oasis Land Development Limited

is a

Business Member

of

The Association of International Property Professionals

and has therefore agreed to be bound by the industry Code of Conduct and Rules of AIPP,
and is subject to the Association's Disciplinary Procedure

Signed by

A handwritten signature in black ink, appearing to read 'Peter Robinson'.

Peter Robinson, CEO,
Association of International Property Professionals

Members have voluntarily signed up to the AIPP as part of their commitment to professional standards in the international property industry. The rules of membership can be viewed online at www.aipp.org.uk where there is also a full list of AIPP members. Membership is renewed annually and the ONLY reliable listing of members is on the AIPP website. To validate this certificate, visit the AIPP website to check the most recent listing of members; alternatively call the AIPP on +44 (0) 207 4878 222. The Association of International Property Professionals Limited is a company limited by guarantee and is a not-for-profit organisation. Company no: 5677417. Address: The Chandlery, 50 Westminster Bridge Road, London SE1 7QY, United Kingdom. The logo and certificate belong to AIPP. Members are only licensed to use them to show consumers their commitment to industry standards.



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P16 Rum Retreat Land Overview

1. **Land Size: 12,519.14 sq. ft.** garden-view building land.
☒Road frontage of land: **88.7 feet**
2. **Buildable Area: 30%** of the land size. The parcel permits a **maximum build area of 7,511.48 sq. ft. across two storeys** (taking into account any setbacks); The **minimum** build area is **1,200 sq.ft.**
3. **Zoning:** Low-Density **Residential**, allowing detached homes and duplexes
4. **Configuration:** A single garden-view parcel suitable for a private residence or rental-style development.
5. **Topography:** Elevated approximately **4 feet above sea level**, according to the Cayman Islands Government Topography Record.
6. **Infrastructure:** Complete infrastructure is present, including **road access, electricity via nearby pylons, sewage via septic tank, and piped water**, which is standard in the Cayman Islands and Caribbean.
7. **No Annual Land or Property Taxes:** The Cayman Islands imposes **no annual property or land tax.**
8. **Year-Round Rental Season:** The Cayman Islands experiences **52 weeks of summer**, supporting a consistent year-round rental market. Visit AIRBNB and VRBO for live rental rates.
9. **Exclusive Location:** Situated on **Rum Point Drive**, a peaceful area of Grand Cayman.



Survey & Boundary Status

Current Status

P16 Rum Retreat site has undergone **full professional surveying** by a registered Cayman Islands surveying professional.

- **Subdivision Complete:** The full subdivision process has been **successfully completed**, legally establishing the boundary for P16 Rum Retreat
- **Verified Data:** All final boundary bearings, distances, and coordinates have been **recorded and logged** for registration with the Cayman Islands Government Land Registry.
- **Permanent Markers:** The boundaries of P16 Rum Retreat are clearly defined and **marked with permanent brass markers embedded in the ground**, installed by a licensed Cayman Islands surveyor.
- **Security:** These permanent markers clearly defines the private freehold boundaries for your benefit and control in perpetuity.

Parcel Details & Finalisation

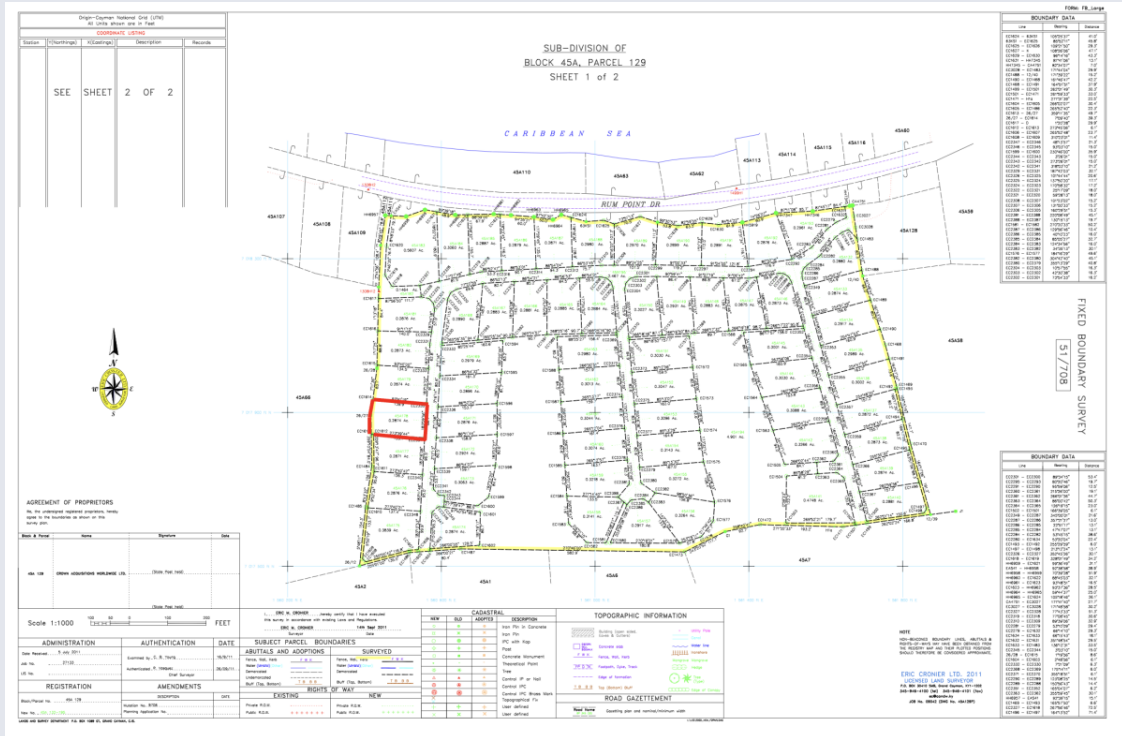
Element	Detail	Status
Final Parcel IDs	This parcel is formally registered as Block 45A Parcel 178 with the Cayman Islands Government Land Registry	Confirmed
Final Markers	Final, permanent boundary markers are already installed on the corners of Block 45A Parcel 178, confirming the completed Land Registry mapping for this parcel	Confirmed
Registration Area	North Side, Grand Cayman	Confirmed

Learn more about the Cayman Islands planning process watch the below interview. We speak with Mr. O'Neil from Survey Solutions Limited, who explains the surveying methods used to define land boundaries, brass cap placements, and the process that leads to the granting of an absolute title.

<https://www.youtube.com/watch?v=ZJA36PhHxAg>

Fixed Boundary Survey Plan

Outlined in red on the below fixed boundary plan marks the location of P16 Rum Retreat, which has been allocated Block 45A Parcel 178 by the Cayman Islands Government.



Buildable Area Diagram

Certified Development Framework

These plans are **Certified Subdivision Drawings** prepared by a licensed surveyor to define the legal and physical buildable limits of each lot:

- Verified Boundaries:** Confirms the precise legal dimensions and total square footage for **Lot 16 (12,519.14 SF)**.
- Permitted Site Coverage:** Explicitly calculates the **30% maximum footprint**, showing exactly how much ground-level square footage is permitted for construction.

- **Defined Buildable Envelope:** The hatched areas identify the exact "Buildable Area" where a structure can be placed after meeting all legal setbacks.

- **Setback Requirements:** Maps out the mandatory **10', 15', and 20' distances** required from property lines for single and multi-story buildings.

- **Road Frontage:** Verifies confirmed access and positioning relative to **Rum Point Drive**.

P16 Rum Retreat **Photo Gallery**



Rum Point Rental Market

Rum Point attracts vacationers, expatriates, and professionals seeking premium, long-term or short-term rentals. This strong and consistent demand ensures exceptional occupancy rates and attractive rental yields, making it a lucrative opportunity for developers aiming to create high-end rental communities.

See the rental market for yourself below you can also visit [AirBNB click here](#) for live rental rate.

The screenshot displays the Airbnb interface for Rum Point. At the top, the Airbnb logo is on the left, and navigation options like 'Homes in map area', 'Any week', 'Add guests', and 'Filters' are in the center. On the right, there's a 'Become a host' button. The main content area is divided into two columns. The left column features six property listings, each with a 'Superhost' or 'Guest favourite' badge, a photo, and details like the number of beds, dates, and price. The right column shows a map of Rum Point with several location pins and their corresponding prices. The map includes labels for 'Rum Point Beach', 'Water-Gill Public Beach', 'Cayman Kai Public Beach', 'Chatham's Grocery', 'North Side', 'Margaret Pond', and 'Majors Park'. The map also shows a road labeled '1674'.

Property Name	Rating	Bedrooms	Price for 5 nights
Flat in Rum Point	5.0 (3)	1 king bed	\$2,062
Home in Rum Point	5.0 (4)	4 beds	\$2,482
Home in Rum Point	4.85 (13)	3 beds	\$2,252
Apartment in Rum Point	4.82 (17)	3 beds	\$2,145
Home in GRAND CAYMAN	4.96 (25)	3 beds	\$1,930
Home in Rum Point	5.0 (30)	9 beds	\$3,801

How to Own

The process to owning land in the Cayman Islands



Once your payment plan is complete and the full purchase price is settled, the ownership title is formally transferred into your name at the Land Registry. At this final stage, the deferred, mandatory stamp duty costs become due, consisting of the 7.5% Government Stamp Duty and the \$1,500 Legal Transfer Fee.

Please note (Effective Jan 2026): If you develop the land before transfer, the Stamp Duty rate will apply to the combined land and property value, increasing to 10% if the total value exceeds \$2,000,000.00.

Reserve P16 Rum Retreat

P16 Rum Retreat is part of a highly limited release of surveyed parcels in the Rum Point Drive area. Securing your \$250 reservation removes this unique asset from the market for 10 days, allowing you the exclusive time needed to complete your due diligence.

Purchase Price: USD \$295,000.00

Reservation Fee: USD \$250.00, fully refundable, paid via Stripe.

Deposit: USD \$10,000.00

Monthly Payments: USD \$3,954.86 over 6 years with 0% interest – provided by Oasis.

Our 6-year, 0% interest payment plan ensures manageable monthly payments of **USD \$3,954.86** throughout the term. You can even begin developing Rum Retreat 16 while you pay for your land.

The reservation fee can be paid via Stripe using any major credit or debit card.



The Stamp Duty rate is:

- If the purchase price or market value is **less than CI\$2 million** (USD \$2,440,000.00), **7.5%** is payable at the time of completion and title transfer.
- If the purchase price or market value is **CI\$2 million or more**, the stamp duty is **10%** as of **1 January 2026**, pursuant to *The Stamp Duty (Rates of Duty) (No. 2) Regulations, 2025*.

All rates are subject to change by the Cayman Islands Government. If you choose to develop the land before transferring the title, the Stamp Duty will be calculated on the combined value of both the land and the property.

A **Legal Administration Fee of USD \$1,520** is also payable at the time of transfer.

Important Disclosure Regarding Development:

If you construct a building on the land before transferring title, stamp duty will be assessed on the **total improved value** – that is, the combined value of

the land **and** the building at the time of transfer.

Development Potential

Permitted Use of P16 Rum Retreat

Residential Zoning allows:

- Luxury family or rental villa
- Guest annex (subject to planning)
- Pool & outdoor structures
- Rooftop terraces
- Duplex Property

Example Orientation Malibu House Design



Potential Build Size

- Subject to building setbacks you can build up to 30% of the land area which is a **7,511.48 sq.ft.** total build area for P16 Rum Retreat
- Up to **two storeys** permitted

Setbacks

Boundary Type	Typical Minimum Setback	Context
Road Front and Rear Setbacks	20 feet	Distance required between the structure and the access road boundary.
Side Setbacks	Single = 10ft Double = 10ft Triple = 10ft	Minimum distance required between your structure and the adjacent private property lines.

Below is an AI-generated concept showing how your lot could look with one of our six architectural home designs, or use your own architect and create something truly unique.

Before & After



Complimentary Plans

Every Purchaser receives a full architectural concept pack, included within the purchase price, allowing you to choose one of six available villa plans, as pictured above. The plans include CGI villa images and technical documentation such as floor plans, roof assemblies, detailed elevations, sections, and full door and window schedules, providing the necessary visual and technical confirmation of the proposed residence.

The Cayman

The Monte Carlo

The Aria

The Malibu

Berkley Duplex

The Hampton



House designs suitable for P16 Rum Retreat:

The Hampton – The Hampton brings your land to life with a thoughtfully designed three-bedroom, two-bathroom home featuring open-plan living and a car garage that can easily be adapted into an additional room.

The Cayman – One of our newest home designs, The Cayman offers a fresh, modern take on island living. The layout features open-plan living, well-proportioned bedrooms and bathrooms, and a design that maximises space and natural flow.

The Monte Carlo – The Monte Carlo is a spacious two-storey home design that shows how your land can support a more substantial island residence. With open-plan living, multiple bedrooms and bathrooms, and a garage incorporated into the layout, it suits buyers looking for space and flexibility.

The Malibu – The Malibu showcases how your land can accommodate a larger, more expansive home design. This multi-level layout offers generous open-plan living, multiple bedrooms and bathrooms, and a garage that can be retained or reconfigured to suit your needs.

The Aria – One of our newest designs, The Aria offers a modern, flexible home layout that makes the most of your land. Featuring open-plan living, well-proportioned bedrooms and bathrooms, it can easily adapt to different lifestyles.

Berkley Duplex – A versatile and stylish duplex designed for plots over 12,500 square feet. Perfect as a rental property, a second home, or a combination of both, offering dual-income potential and spacious island living. **(Six Bedroom Duplex Property (Great for Rental!))**

Architectural Plans Video Explainer

Video length: 90–120 seconds

The below video explains:

- An overview of the drawings you receive;
- Why builders and planners require the drawings;
- How the drawings are adapted to your specific lot
- Miami-Dade-based building codes (updated regularly)

- Planning Permission and Red Card (building permit) process

Final construction drawings must be reviewed and certified by a licensed Cayman Islands architect and engineer and signed off by the Cayman Islands Planning Department.

<https://www.youtube.com/watch?v=74SRfwzZ5Hk>

TERMS AND CONDITIONS FOR YOUR RESERVATION

1. Reservation Fee

The Reservation Fee will be processed via Stripe and will be applied toward your final purchase price. This fee is fully refundable. To complete your reservation, you will also need to sign a Reservation Form provided by the Vendor.

2. 10-Day Hold

Once you pay the Reservation Fee, your selected plot will be taken off the market for 10 days.

3. Signing the Purchase Agreement

When the Purchaser signs and returns the Purchase Agreement to the Vendor in the Cayman Islands, the Vendor will countersign it. Once both parties have signed, the Vendor will send a completed copy back to the Purchaser. At that point, the Purchase Agreement becomes legally binding.

4. Completion Payment

The Purchaser must pay the full remaining balance (the "Completion Balance") to the Vendor in the Cayman Islands by the agreed Completion Date. Payment must be made in cleared funds.

5. Payment Plan Option

If the Purchaser chooses the Payment Plan, the Completion Balance may be paid in equal monthly or quarterly instalments during an agreed interest-free period. Payment dates will be outlined in the schedule attached to the Purchase Agreement.

6. Plot Size

If the Vendor has received a final survey and official block and parcel numbers for the plot, then the plot size is confirmed and final. If the Vendor has not yet received the final survey, the plot size is provided as an estimate only and may be subject to change.

7. Governing Law and Conflicts

This Reservation and the Purchase Agreement are governed by the laws of

the Cayman Islands. The English version of this Reservation shall apply. If any term in this Reservation conflicts with the Purchase Agreement, the Purchase Agreement will take precedence. The Vendor may require documents to be signed electronically. These electronic signatures will have the same legal effect as a handwritten signature under the Cayman Islands Electronic Transactions Act.

8. Source of Funds

The Purchaser confirms that all funds used under this Agreement come from lawful sources. The Purchaser agrees that, if lawfully requested, the Vendor may share relevant information with law enforcement authorities.

9. Land Value

The value of land can rise or fall.

10. Vendor's Role

The Vendor is selling plots of land and does not act as a financial advisor or broker. The Vendor does not provide investment advice or land management services.

11. Marketing Materials

All marketing and promotional materials are provided for illustration purposes only. This includes any images, figures, plans, calculations, and artist impressions - whether created by designers or generated using artificial intelligence (AI). These materials are indicative only and may change. They are not intended to represent exact layouts, finishes, landscaping, or surroundings, and do not form part of any contract. For accurate information, please refer to the final plans, surveys, and legal documents included in the Purchase Agreement.

12. Foreign Payments

If you are making payments from outside the Cayman Islands, you are responsible for all fees associated with currency exchange, wire transfers, or other banking charges.

13. Entire Agreement

By agreeing to these terms, you enter into a legally binding agreement governed by Cayman Islands law. This Reservation, along with the Memorandum of Understanding and the Purchase Agreement, makes up the full agreement between the Purchaser and the Vendor. No other terms will

apply unless clearly stated in one of those documents.

14. Legal Advice

The Vendor has advised the Purchaser to obtain independent legal advice from a Cayman Islands lawyer before signing this Agreement. The Purchaser confirms they have had the opportunity to do so.

15. The return of your \$250 reservation fee

If your Reservation Fee is refunded, the Vendor is not responsible for any changes in exchange rates. If you paid in a currency other than USD, your refund may be adjusted based on the rate on the day of refund. The Vendor will process the refund within 5 working days, but actual receipt of funds depends on your bank's processing time, which may vary.