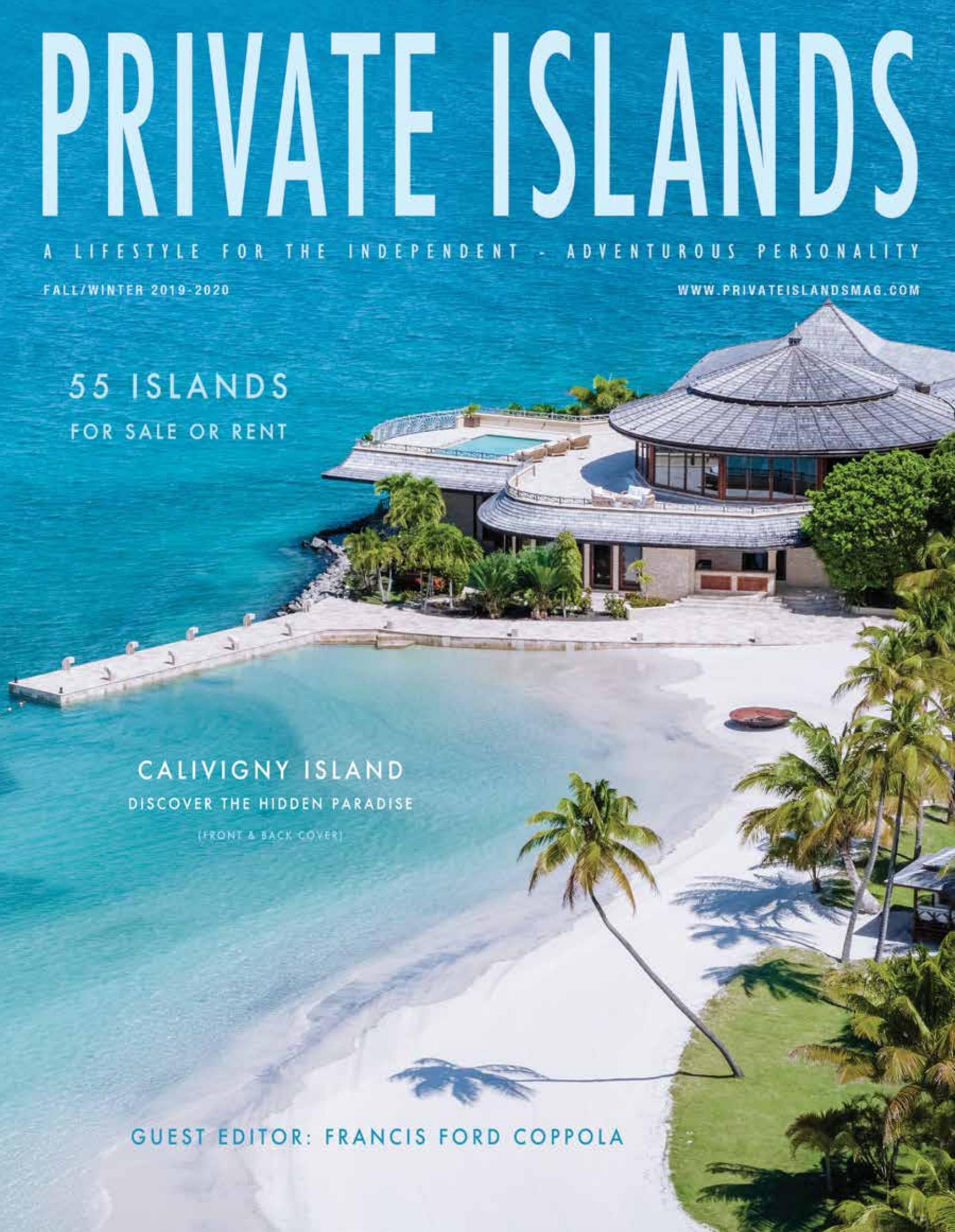


# PRIVATE ISLANDS

An aerial photograph of a private island resort. The main building is a large, circular structure with a multi-tiered, grey, conical roof. It features a curved facade with large windows and a balcony. To the left of the building is a swimming pool with a curved edge. In the foreground, there is a private beach with white sand, a small boat, and several palm trees. The water is a clear, vibrant blue. The overall scene is a tropical paradise.

A LIFESTYLE FOR THE INDEPENDENT - ADVENTUROUS PERSONALITY

FALL/WINTER 2019-2020

[WWW.PRIVATEISLANDSMAG.COM](http://WWW.PRIVATEISLANDSMAG.COM)

55 ISLANDS  
FOR SALE OR RENT

CALIVIGNY ISLAND  
DISCOVER THE HIDDEN PARADISE  
(FRONT & BACK COVER)

GUEST EDITOR: FRANCIS FORD COPPOLA



A swirl of turquoise and aquamarine lagoons cradle Gladden Caye, an island fringed with white sand in the heart of Belize's Barrier Reef. This island jewel harbors your own private sanctuary, a casually elegant villa designed for up to two couples, with the full service of a luxury resort.



GLADDEN  
PRIVATE ISLAND

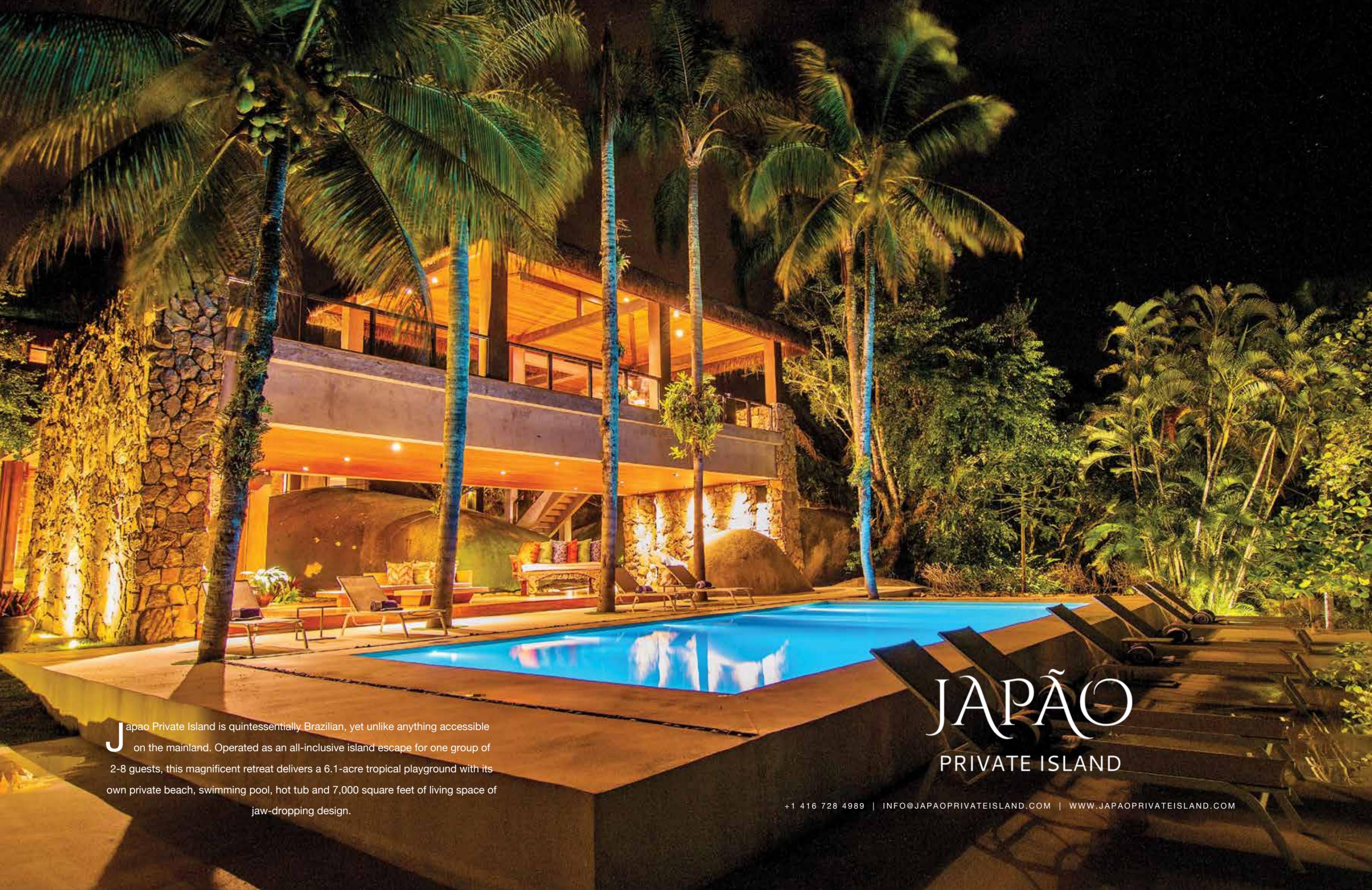
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**K**anu is only 15 minutes by boat from Placencia, Belize, and offers a one-of-a-kind sanctuary for up to 10 adults and 10 children. This all-inclusive Caribbean paradise ensures privacy with five individual 1,000-square-foot villas, each containing a breezily chic master bedroom suite with family-friendly loft and bamboo ceilings. Rates starting from USD 3,950 all-inclusive for the entire island for 8 adults based on double occupancy.

  
**KANU**  
PRIVATE ISLAND  
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Japao Private Island is quintessentially Brazilian, yet unlike anything accessible on the mainland. Operated as an all-inclusive island escape for one group of 2-8 guests, this magnificent retreat delivers a 6.1-acre tropical playground with its own private beach, swimming pool, hot tub and 7,000 square feet of living space of jaw-dropping design.

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A tropical beach scene with palm trees, lounge chairs, and a clear blue sky. The image shows a sandy beach with several palm trees of varying heights. In the foreground, there are two wooden lounge chairs with white cushions and a small wooden table. The water is clear and blue, meeting a bright blue sky with a few wispy clouds. The overall atmosphere is serene and relaxing.

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Choini Cay is an exclusive private island nature reserve where only 3 of 83 acres have been developed and transformed into a 100% solar-powered ultra-luxurious resort. This tropical paradise is rented exclusively to just one group of 2 to 10 people at a time. The accommodations include 4 spacious guest suites, each with air conditioning and an en suite bathroom, and a master suite with a king bed, wraparound windows, a large open shower, and an outdoor Jacuzzi. The contemporary central living pavilion houses top-of-the-line appliances, a flat-screen TV and a surround sound music system. There are six magnificent, private white sand beaches with the clearest waters imaginable. Nature trails traverse the island, connecting secluded beaches and coves with dramatic lookouts. The staff will pamper you while you're experiencing all that this incredible island has to offer. Your private chef prepares all meals, and stewards maintain your rooms. When you're ready to soak up the aquatic beauty offshore, take a day trip on the island's 24-foot Contender sports boat or its 16-foot RS Sailboat. For exploring the island and the surrounding Exuma waters even more intimately, kayaks and paddleboards also are on hand.

*Where Ocean and Earth Meet to  
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Exumas, Bahamas, Caribbean  
From 2 to 10 Guests

**RATES UPON REQUEST**

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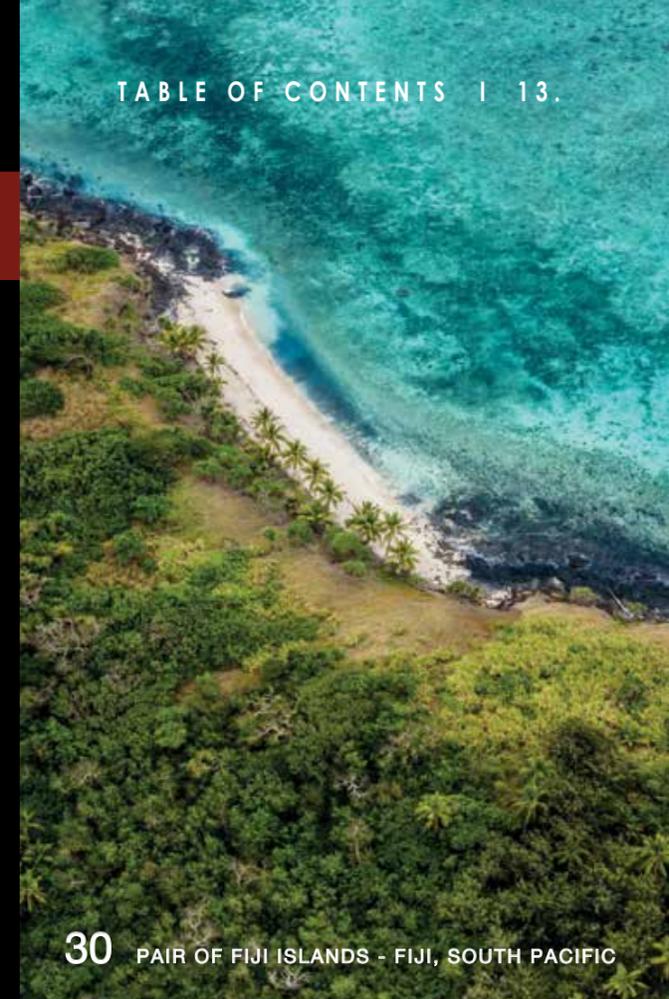
PICTURED: ONE OF SEVERAL BEACHES ON CHOINI CAY, EXUMAS, BAHAMAS



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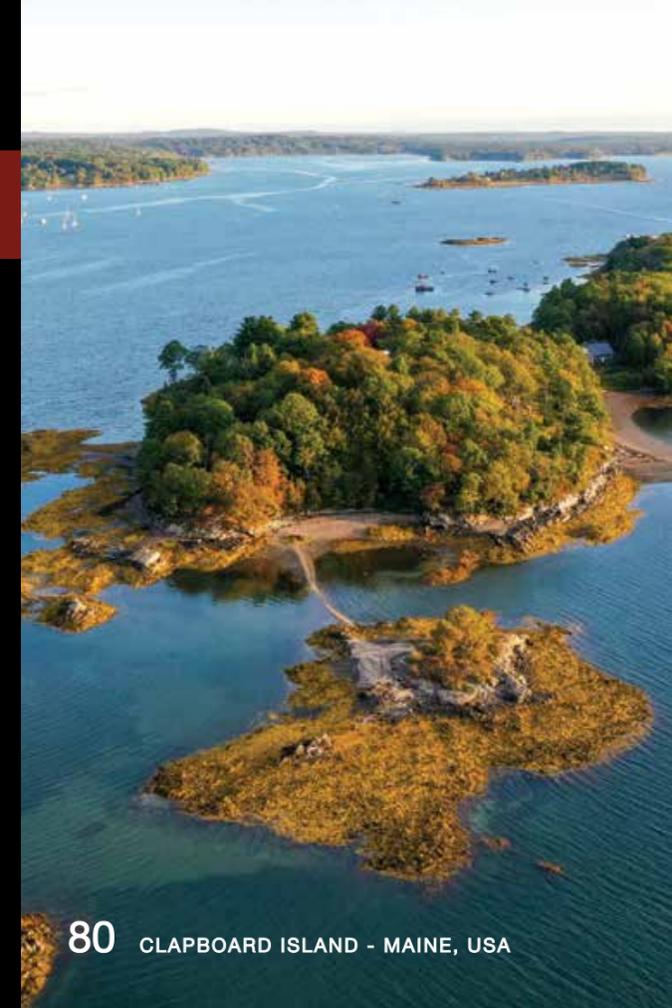
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## CHRIS KROLOW

PUBLISHER, PRIVATE ISLANDS

Welcome to the Fall/Winter 2019-2020 issue of Private Islands Magazine, a deep dive into the most exciting island real estate for sale or rent around the world. From opulent resorts to tucked-away private estates, from untouched land rich in potential to well-established commercial ventures, there is an island in these pages to suit your desires.

I'm particularly pleased to have iconic filmmaker Francis Ford Coppola as our guest editor for this issue. While you're all familiar with his contributions to cinematic history, he's also the genius behind a variety of boutique resorts, including a trio of properties in Belize—two on the mainland and one private island (pictured). His seaside property in Placencia, Turtle Inn, has created a new standard for luxury in the area and is our preferred resort for housing guests before or after stays on our own popular private islands, Gladden (for one couple) and Kanu (up to 10 adults and 10 children). In his editor's letter on page 19, Coppola shares his longtime love for Belize and its people.

On the cover is a lavish paradise in Grenada, which truly sets the bar for Caribbean luxury. Calivigny Island, an architectural masterpiece of two all-suite villas and three beach cottages with room for 40 guests, is spread over 80 lush acres. Read more about this remarkable private island rental on page 24. Savvy investors should turn to page 20 for a detailed look at 227-acre Gibrleon Island, the last great opportunity to create a world-class resort in Panama's Pearl Islands. With its white sand beaches, convenient connections to Canada and the United States via direct flights from Panama City, and location outside the hurricane belt, Gibrleon is primed for a visionary developer.

These are only a few of the private island highlights in our globe-spanning collection. Sit back, relax and let your imagination carry you away!

Chris Krolow  
 Publisher, Private Islands Magazine  
 CEO, Private Islands Inc.

# PRIVATE ISLANDS

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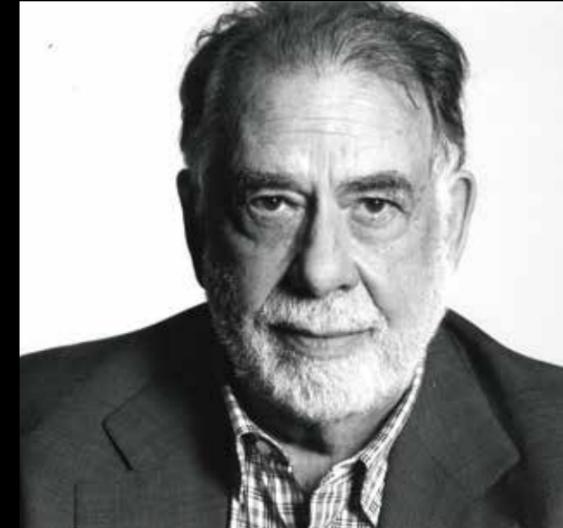
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## FRANCIS FORD COPPOLA

THE FAMILY COPPOLA HIDEAWAYS



*The legendary filmmaker owns three resorts in Belize: the jungle hideaway Blancaneaux Lodge, the seafront Turtle Inn, and the private island, Coral Caye.*

I came to Belize in the early 1980s searching for a writing retreat. I admired the inspiring, progressive ideas of the Prime Minister—his devotion to creating an eco-paradise. I also loved the natural beauty, the fact that school children had achieved almost 90 percent literacy; the diverse peoples, with their language, style and above all, sense of humor. They are natural hosts, in that they love their country and are proud of it.

Our family retreat, Blancaneaux, was quite basic in the beginning. The more we brought things my family wanted: authentic pizza oven (the first in Belize), espresso machine (the first in Belize),

industrial washer dryer, hydroelectric system and so forth, the more it was necessary for someone to be there to watch it. But it also made sense that other people should enjoy it. It was the closest accommodation to the newly excavated Maya ancient city of Caracol, and little by little we became a hotel.

Each one of our Belizean properties has a very different personality: Turtle Inn is more a celebratory beach resort; Blancaneaux is serene and peaceful, perhaps the place you take the one you fell in love with at Turtle Inn to rest under the most beautiful stars on earth; and Coral Caye is a storybook island where you take your kids along and have fun.

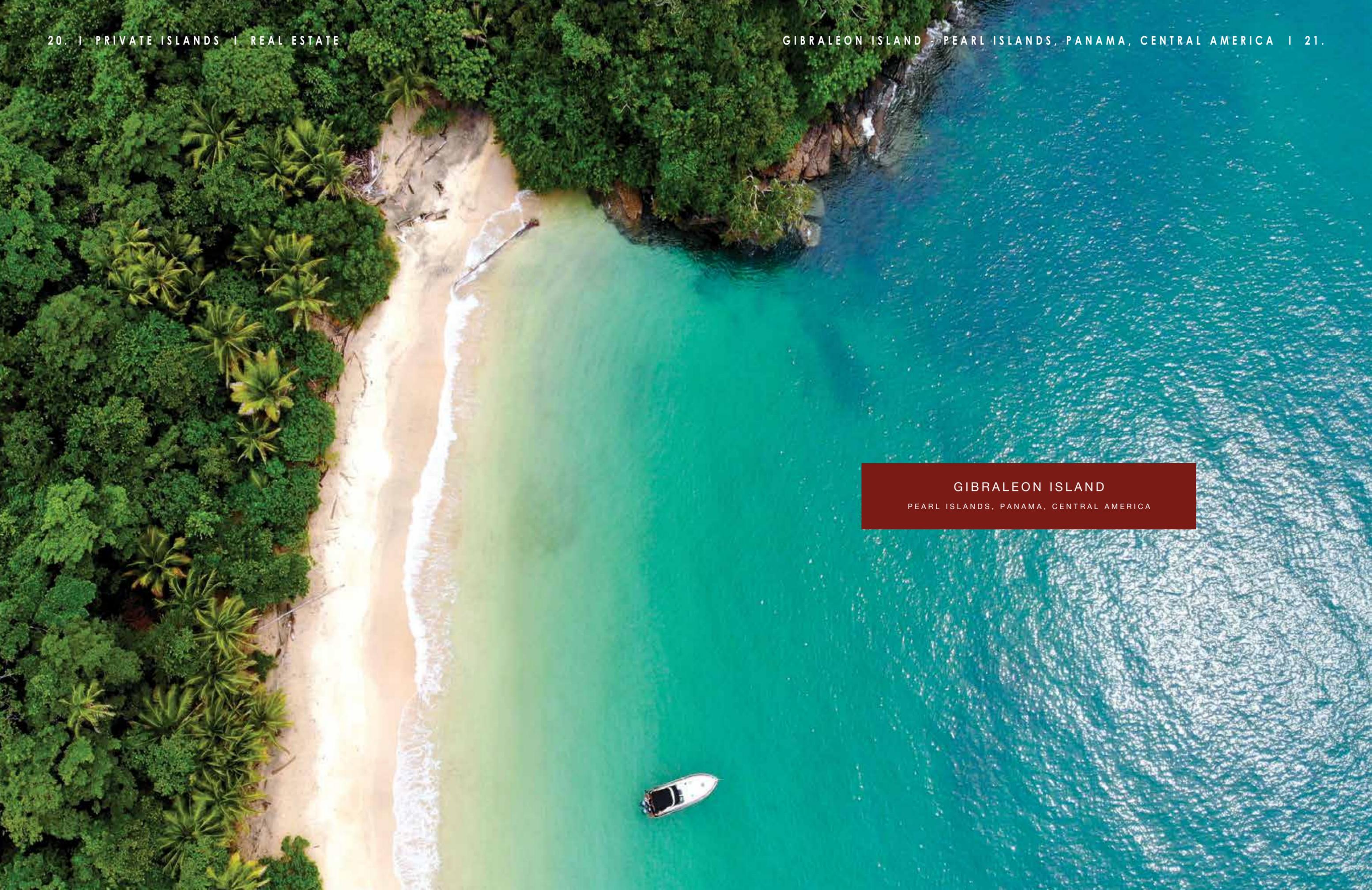
I first encountered Coral Caye along with my entire family in 2016, only shortly after it was ready for guests. I was delighted with the authentic, yet inviting comfort, the places to rest, to have fun, to play games while surrounded by beach and sea. You could say it was love at first sight. Coral Caye was the brainstorm and art of the inimitable Martin Krediet, who presented it to me full-blown. I loved it, and greatly admired that he was able to capture an aesthetic and style that we felt belonged to our family.

When you join us in Belize, try never to be tourists, but rather adventurous friends who are responding to the invitation of new friends who are proud to offer hospitality to their country and culture. Our first prime minister often said Belize was not 'a nation of tray-carriers' and he got it right. Belize is a country of welcoming and hospitable friends. Come to swim, breathe, explore, learn, exult and have fun!

Francis Ford Coppola

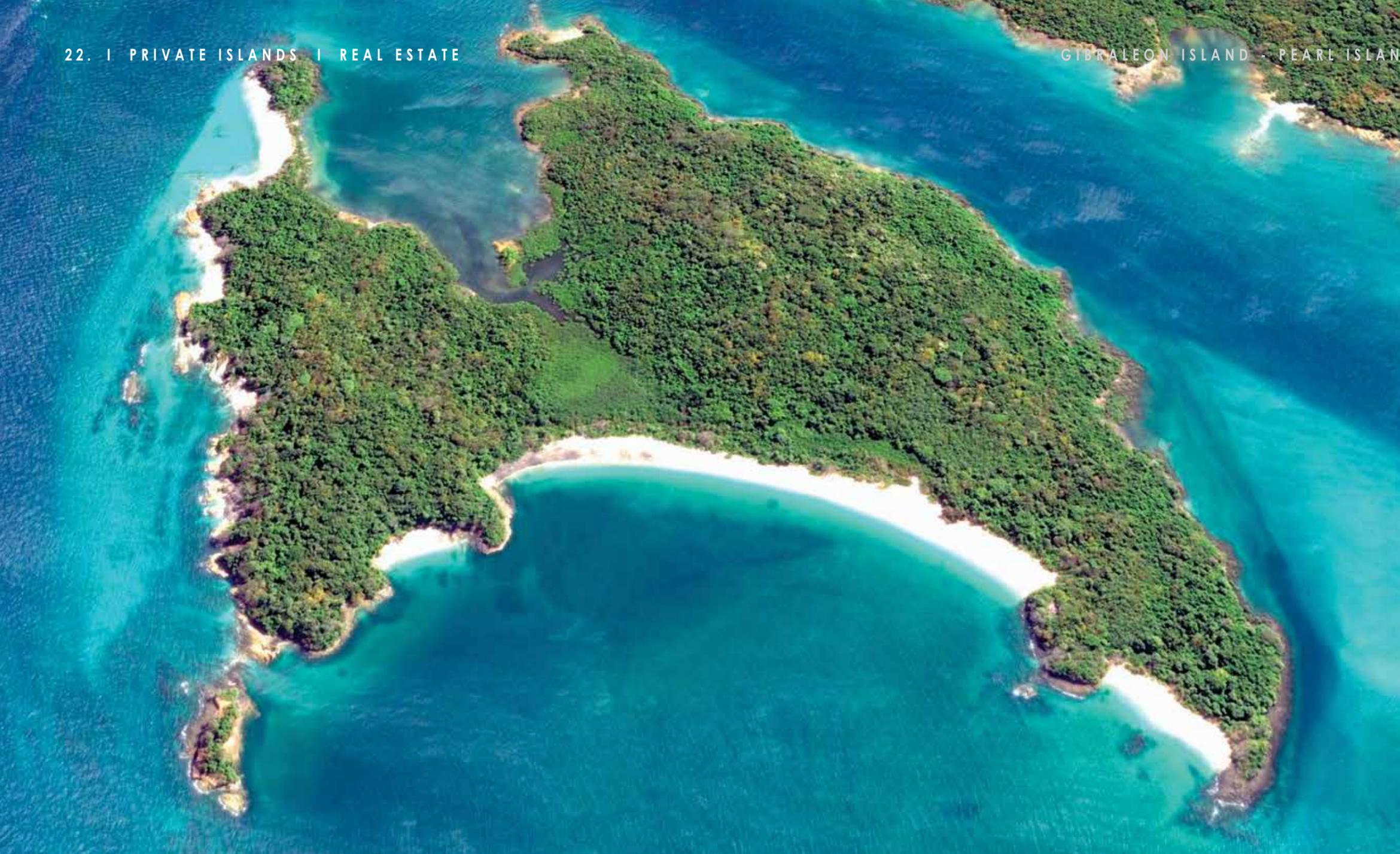
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GIBRALEON ISLAND

PEARL ISLANDS, PANAMA, CENTRAL AMERICA



Panama's Pearl Islands have long earned acclaim for their beautiful waters and beaches, not to mention excellent dolphin and whale watching, as well as world class fishing and diving. They're also home to very few private islands, which makes Gibraleon Island quite special. At a roomy 227 acres, Gibraleon is the only premium luxury island available for sale in the Pearl Islands—the perfect site for a truly impressive heirloom private property for the most discerning individual. Alternately, since Panama's government is very encouraging to direct foreign investment, this jewel of an island could be developed as a luxury getaway resort.

Gibraleon Island even comes with global recognition as a TV star, having served as the location for the *Survival: Pearl Islands* season of the American series *Survivor*, as well as a setting for two seasons of the UK series *The Island with Bear Grylls*. This private island paradise features a remarkable eight beaches, totaling more than a mile and a quarter (two kilometers) of beautiful white sand beaches in all. It also offers a natural bay to host a marina, and it's just minutes away from the famous Contadora, Viveros, San Jose and Pedro Gonzalez (or Pearl) Islands. The back of the island features a natural canal, ideal for hosting multiple private docks.

Access to Gibraleon Island is simple from Panama City via an hour and a half boat ride, or even faster with the combination of a 15-minute flight to Contadora and a 10-minute boat ride to the island. Deep-sea fishing, diving, and dolphin and whale watching can all easily be done right off of the island, and the world-famous Piñas Bay marlin and game fishing area—where more deep-sea fishing records have been set than anywhere else on earth—is just a two-hour boat ride away.



#### GIBRALEON ISLAND

Panama, Central America  
227 acres

**PRICE UPON REQUEST**

#### INQUIRIES

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info@privateislandsinc.com  
1 647 477 5581

CALIVIGNY ISLAND  
GRENADA, CARIBBEAN

Welcome to the incomparable Calivigny Island, an architectural masterpiece of two all-suite villas and three beach cottages with room for 40 guests.



Imagine stepping onto one of the world's most exclusive private islands and being greeted with a glass of top-shelf champagne, celebrating your arrival into a realm of total luxury, utter pampering and complete personalization. A place where Michelin-starred chefs will dazzle you with their culinary artistry, where a stunning French Colonial and Balinese Beach House awaits with a palatial 4,000-square-foot master suite and Roman-style Jacuzzi room, and where a behind-the-scenes team of 80 hospitality experts have created magic on every level, tailored specifically to you.

Welcome to the incomparable Calivigny Island, an architectural masterpiece of two all-suite villas and three beach cottages with room for 40 guests. Spread over 80 lush acres, Calivigny boasts two pristine beaches and sweeping views of the Atlantic Ocean and Caribbean Sea, all just 10 minutes away from mainland Grenada. With a well-established reputation for complete privacy and total discretion for its discerning guests, Calivigny and its elite staff are ready to cater your every whim, and they cordially invite you to use the island as a blank canvas for your wildest imagination. A range of celebrity fitness trainers, massage therapists, nannies and international entertainers are all available on request to deliver the rarified Calivigny experience to the top end of the luxury market. "We curate the finest things in life to make our guests' dreams a reality," says the island director. "For us, paradise is personal."

At the heart of Calivigny Island is its spectacular Beach House, the perfect setting for sophisticated entertaining and relaxation. Ten sumptuous suites overlook the ocean and tropical gardens, while an oversized rotunda opens onto a luxurious marble terrace and glistening pool with swim-up bar. The striking Overhang House offers nine more magnificent suites with breathtaking terraces overlooking both the Atlantic and the Caribbean, with its own freshwater pool and direct beach access.

The house's curated contemporary art collection is complemented with modern interiors from famed luxury furniture designers.





A trio of two-bedroom beach cottages complete the accommodations, providing guests with the most intimate experience possible. Each cottage features exquisite custom-designed furniture, a gourmet kitchen, a private outdoor Jacuzzi and a large outdoor terrace—all set just steps from a white sand beach and crystal waters, for unsurpassed splendor that's truly heaven on earth.

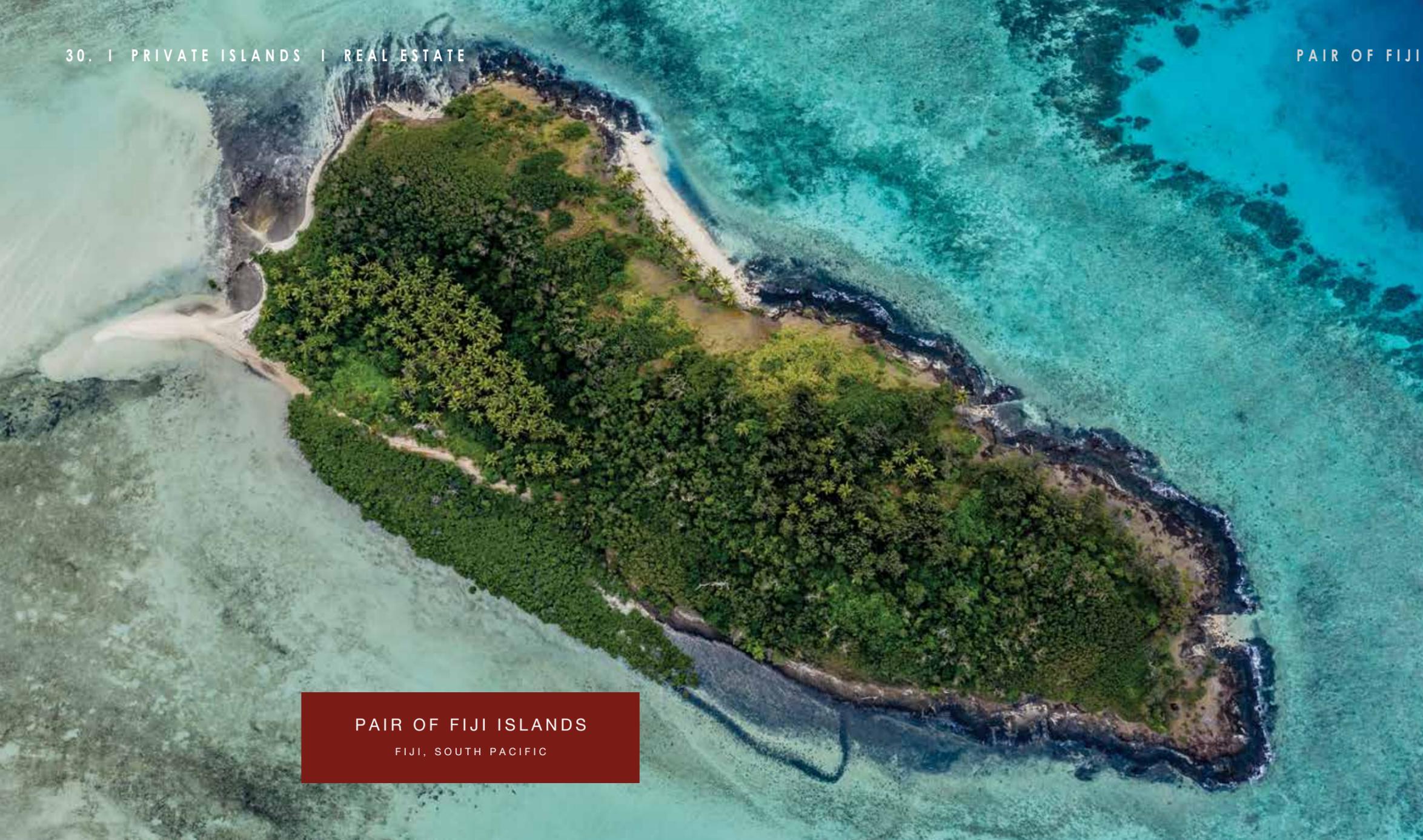
The sparkling turquoise waters around Calivigny Island offer a huge array of possibilities, from the thrills of jet skiing, fly boarding and water skiing to the somewhat slower pace of windsurfing, kayaking, paddle boarding, snorkeling and scuba diving. On Grenada's main island, just minutes away, you can soak up centuries of history, taste local rums and world famous chocolate, and explore the markets of St. Georges. Back on Calivigny, opt for one of the island's famed cooking classes, explore the lush gardens, be pampered with a soothing massage, or just relax in a beachside hammock. In the evening, enjoy a festive beach bonfire, a fireworks display created just for you and your guests or take in a movie under the stars on giant outdoor screens.

Calivigny's privileged location outside the hurricane belt in the Southern Caribbean makes it a tranquil, year-round island playground, perfect for your lavish wedding, family celebration, executive retreat or film production. Year-round flights from New York, Miami, Atlanta, Toronto and London serve nearby Maurice Bishop International Airport, where all guests are personally greeted by management and arrive on the island by private boat within 30 minutes of landing. Of course you can also come to Calivigny Island by private yacht, with docking facilities both on the island itself and at nearby Secret Harbour Marina.

Catering to those who appreciate the finest things in life, Calivigny Island "reflects a new level of luxury travel to discover," says the island director. "Our guests have complete freedom to do as they please, on their own schedule, surrounded by exquisite beauty and comfort."

For reservations or more information, email [enquiries@calivigny-island.com](mailto:enquiries@calivigny-island.com).





## PAIR OF FIJI ISLANDS

FIJI, SOUTH PACIFIC

Treasured as one of the most beautiful places on earth, Fiji also is one of the world's most highly rated holiday destinations, with visitor numbers that steadily rise year over year. Now you can own a pair of pristine Fijian islands fringed in gorgeous white sand beaches that are prime for tourism development. Located just northwest of Fiji's main island of Viti Levu, these stunning uninhabited islands are the last two of the secluded Naviti Islands group where tourism development will even be possible. The two islands, separated by just a few hundred feet, are each comprised of about 12 acres (5 hectares) for a combined total area of about 24.8 acres (10 hectares). What's more, they offer an unusual island perk, in that they're actually within walking distance of each other—wading between them is easy during low tide. Both are located just offshore of Naviti, the main island of the group, and all are part of the larger archipelago of Yasawa.

Remote and perfectly paradisiacal, little Naviti also comes with its own link to globally popular history. The first known European to visit the island was Captain William Bligh in 1789, shortly after Bligh experienced the famed mutiny aboard the HMS Bounty. In fact, the waters separating Naviti from Fiji's main island of Viti Levu are now known as Bligh Water. Today, as in Bligh's time, Naviti is lushly covered with mangroves and coconut palms, with a series of trails connecting the island's small villages.

Access to this unspoiled pair of Naviti group islands comes via Fiji's Nadi International Airport, served by numerous airlines, with direct flights from Los Angeles, San Francisco and across Oceania and Asia. The inboard catamaran ride to Naviti takes about an hour and 45 minutes from Port Denarau, which is near the airport.

### PAIR OF FIJI ISLANDS

Fiji, South Pacific

24.8 acres

### PRICE UPON REQUEST

### INQUIRIES

Private Islands Inc.

[info@privateislandsinc.com](mailto:info@privateislandsinc.com)

1 647 477 5581





**TERRA'S KEY**  
FLORIDA, UNITED STATES

The Florida Keys provide the ultimate in private island accessibility: drive-to tranquility without leaving the United States. Slip onto the Overseas Highway and you're transported into a 125-mile tropical archipelago with turquoise waters to rival the Caribbean and a laid-back vibe that's a world apart from Miami, its neighbor to the north. At Mile Marker 79.7 in Islamorada, just south of Upper Matecumbe Key, an extraordinary island is on the market for the first time in more than 27 years, offering passage to the hidden heart of the Keys.

Beyond a private gate, a 2,000-foot driveway juts into the blue-green swirl of the Atlantic Ocean leading to Terra's Key, a sun-drenched 15.5-acre, palm-dotted island that delivers miles of open water views. San Pedro Underwater Archeological Preserve State Park, which houses remnants of a Dutch-built ship that sank in 1733, offers excellent snorkeling and diving a short boat ride away. The 146-year-old Alligator Reef Lighthouse stands watch on the horizon, another popular local site for diving among shipwrecks and more than 500 species of marine life. Yet, this sea-embedded sanctuary is only a short drive from the abundance of restaurants and shops scattered along the Overseas Highway.

The embodiment of barefoot luxury, the Terra's Key private compound includes a five-bedroom, four-bathroom home, a heated swimming pool stretching toward the sea with inset spa, a poolside cabana and wet bar, boat dockage, a tennis court and the full range of public utilities (city water, electric, cable). Thanks to abundant domestic and international connections through Miami, it's ideal as an all-season holiday retreat or a permanent home within some of the most desirable real estate in the southern United States. Terra's Key is more than a private island; it's a landmark of Islamorada and the Florida Keys.

Map Coordinates: 24.8932 N, 80.6587 W

**TERRA'S KEY**

Islamorada, Florida Keys, United States  
15.5 acres

**USD 15,000,000**

**INQUIRIES**

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LEGACY ISLAND  
FLORIDA, UNITED STATES

Legacy Island lies in the tranquil waters of the Caloosahatchee River, halfway between Lake Okeechobee and the Gulf of Mexico, in Fort Denaud, Florida. A private bridge transports you onto the nearly 14-acre island, home to more than three acres of pasture and four acres of tropical nursery that support an agricultural enterprise focused on pineapples and four varieties of dragon fruit (red, white, yellow and pink). The verdant terrain also yields healthy crops of bananas, mangoes, papayas and avocados. A terraced pond is stocked with tilapia and big mouth bass, adding to the commercial potential.

The property includes a two-bedroom, one-bathroom guesthouse constructed in termite-resistant Brazilian hardwood with living room, full kitchen and wraparound porches on two sides, as well as a 30-foot-by-40-foot drive-through steel barn, caretaker's shed, garden shed and shooting range. There also are two wells with full island irrigation capacity, underground electric and a septic system in place. A golf cart, tiller, John Deere JD300 with forklift, riding lawnmower, and EZ GO electric/gas cart with dump bed are included in the purchase price to keep nursery operations running smoothly.

This quiet, agriculturally rich area of Florida is also steeped in history. Fort Denaud was established as a military post in 1838 during the Second Seminole War, and while all that remains of the fort itself is a historic marker, you can still see a few structures from the farming town that sprang up nearby in the 1850s. Less than a 10-minute drive away is LaBelle Nature Park, a lush, nine-acre hammock on a bluff along the river with numerous hiking trails winding among bromeliad-draped live oaks and tall cabbage palms. The vibrant beach community of Fort Myers sits just 40 minutes west for those occasions when you want a diversion from island life.

**LEGACY ISLAND**

Florida, United States  
14 acres

**USD 1,500,000**

**INQUIRIES**

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Susan Mercedes, Co-Listing Agent  
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www.soland.com



DUVAL ISLAND

ECHO BAY, ONTARIO, CANADA

Duval Island's move-in-ready main cottage has full services and features four bedrooms, a three-piece bathroom, a living room with wood stove, a bright kitchen and a dining area with gorgeous lake views



Gorgeous views are common on private islands—but precious few are able to offer stunning, unhindered views of the two largest countries in the Western Hemisphere. Located just over the Michigan border near Echo Bay, Ontario, 5.4-acre Duval Island boasts sweeping vistas: Neebish and Sugar Islands on the American side, and St. Joseph Island and the Shoal Island Lighthouse (a local icon) on the Canadian side—not to mention the mighty ships that pass among them all.

Duval Island's move-in-ready main cottage features four bedrooms, a three-piece bathroom, a living room with wood stove, a bright kitchen and a dining area with gorgeous lake views, all surrounded by low-maintenance wrap-around decks that lead out to a beautiful screened gazebo. A guest cottage is serenely nestled in the trees and offers additional sleeping quarters next to a sandy swimming area. Natural mulch and stone paths provide easy walking throughout the island's majestic white pines, and a variety of benches have been placed in strategic spots along the way for taking in the priceless views. The island also is graced with lovely flower gardens full of perennials, lilacs, chives, raspberries and blueberries.

Full services include a solar power system with 10 recently replaced batteries, a 7,000-watt electric-start back-up generator, lake-provided running water with a new propane hot water tank and full septic. Most furnishings and all patio furniture are included in the sale, as are a wood chipper, a gas water pump, a paddleboat and an ocean kayak for two. A large floating dock provides the island with sheltered deep-water mooring.

Just minutes south of the Soo Locks and Sault Ste. Marie, Duval Island is conveniently accessed via a short boat ride from nearby Richards Landing Marina. Even closer, the island can be accessed from a developed mainland lot on MacDonald Drive, also available for purchase.

**DUVAL ISLAND**  
Echo Bay, Ontario, Canada  
5.4 acres

**USD 595,000**

**INQUIRIES**

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Royal LePage Northern Advantage Stewart Team, Brokerage  
jonathan@stewartteam.ca  
Cell: 705 971 5520  
www.stewartteam.ca





**MCKELVEY ISLAND**  
BRITISH COLUMBIA, CANADA

Many islands offer seclusion and privacy, but few can match the complete isolation of McKelvey Island while still delivering great amenities. Located on Stuart Lake in the majestic northern interior of British Columbia, this 11-acre island features a modern two-bedroom house built just seven years ago with a fully fitted kitchen. A sun deck wraps around the front and side of house, providing exquisite views of the lake—especially from the deck’s wood-burning hot tub.

An even more recent addition to the island is the 600-square-foot studio, just a year old and set beside the main house. Both buildings are well insulated and feature large Blaze King wood-burning stoves. Other outbuildings include a large sauna (also heated by wood-burning stove), a woodshed, a greenhouse, a laundry, a 20-foot storage container and a workshop.

The area around the house is nicely landscaped, and numerous trails have been cut across the island for exploring its natural beauty. The gorgeous Stuart Lake, about 56 miles (90 km) long and 13 miles (8 km) wide, offers excellent fishing, and is perfect for boating, swimming or water skiing in the summer, as well as snowmobiling, ice sailing, ice fishing and dog sledding in the winter.

An array of 16 solar panels provides continuous power, with a 5 Kw generator serving as backup. Water is provided from the lake via a high-pressure, on-demand pump. Backup water storage consists of a 1,200-gallon tank located at the island’s highest point, allowing gravity to provide adequate pressure. The island features high-speed satellite internet plus telephone connection.

McKelvey Island is accessed by boat in summer and snowmobile in winter. During freeze up and break up, a Hoverstream Coastal Pro II hovercraft provides access and is included with the sale. The island features three slipways for boat launching and storage, allowing easy access from a number of mainland locations—the closest about 45 minutes away at the end of Hibiscus Road. Float plane rides of about 20 minutes are also available from Burns Lake, as are 15-minute helicopter trips from nearby Fort St James.

**MCKELVEY ISLAND**  
British Columbia, Canada  
11 acres

**USD 400,000**

**INQUIRIES**  
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mckelveyisland@gmail.com





## HALF MOON CAY

GUANAJA, HONDURAS, CENTRAL AMERICA

When people think of the Caribbean, they often overlook one of its most gorgeous regions—the Bay Islands of the Southwestern Caribbean. Now you can own sister islands in this glorious, off-the-radar locale only four hours from Houston, Dallas, Atlanta and Miami. Nine-acre Half Moon Cay is being offered completely turnkey, together with the undeveloped one-acre Kiatron's Cay. The same family has owned these two islands for almost 40 years, and First American Title Insurance Company covers the title.

Half Moon Cay features white sand beaches, over 500 towering coconut palms, three furnished homes and nearly a mile of oceanfront, all surrounded by clear turquoise Caribbean waters. The island's homes were carefully designed and built to excellent AIA American standards and feature large decks, vaulted ceilings and mahogany plantation shutters and floors throughout.

The expansive main home—elevated 12 feet above the ground on 75 concrete pilings—offers more than 3,200 square feet in three separate segments, connected by covered outdoor breezeways and living areas comprising another 2,200-plus square feet. The larger guesthouse consists of 900 square feet in two separate sections, while the beachside house (with all-mahogany interior) provides more than 700 square feet. Both guesthouses have ample covered decks with beach views.

The island also features a dock, a newly constructed helipad, several storerooms, a workshop and a freight elevator. Electricity comes via underwater cable from the island of Guanaja, with three diesel generators providing backup. Water comes from the cay's more than 70,000 gallons of cistern capacity as well as a water line to the main island.

Half Moon Cay is perfectly private and secluded, its homes hidden from view of the infrequently passing boats. Despite this seclusion, Half Moon Cay is wonderfully accessible, with an airport located three miles away on Guanaja, providing domestic connections to international flights.

With their location on the second largest barrier reef in the world, Half Moon Cay and Kiatron's Cay put phenomenal snorkeling, flats fishing and diving opportunities at your doorstep. Excellent fishing is just two miles offshore at the 100-fathom curve.

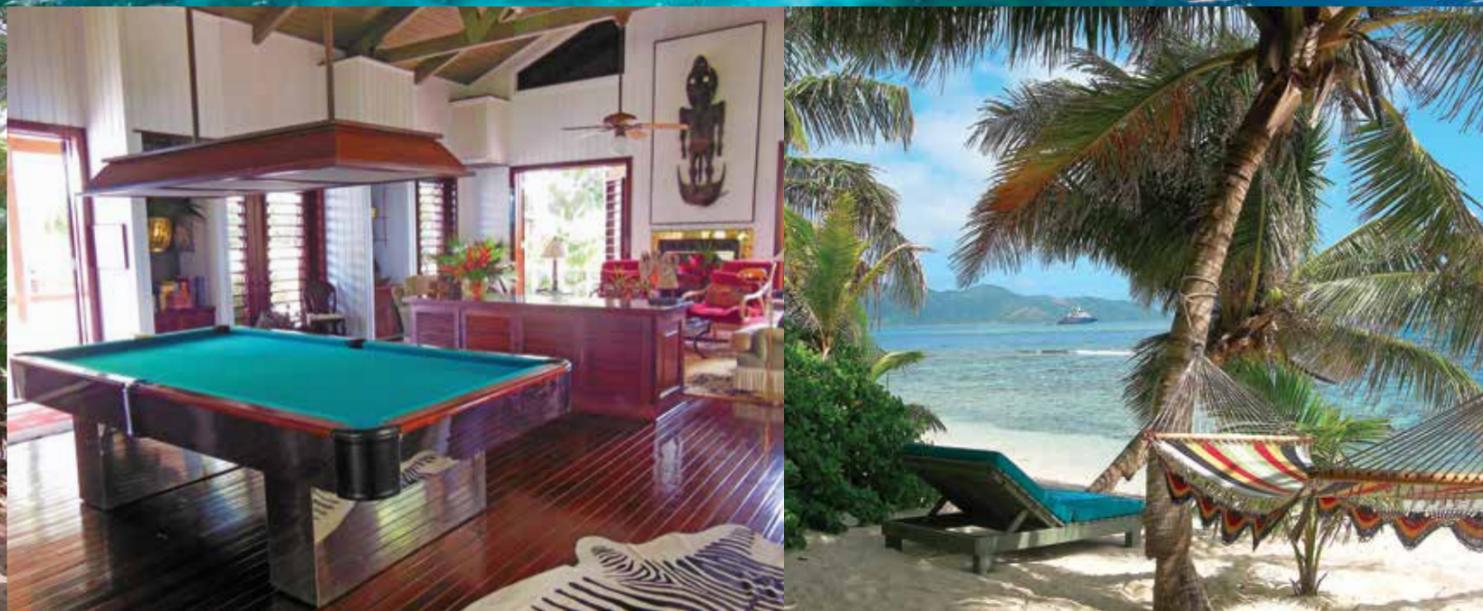
### HALF MOON CAY

Guanaja, Honduras, Central America  
10 acres

### PRICE UPON REQUEST

### INQUIRIES

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halfmooncay500@gmail.com  
+504 522 6014  
www.halfmoonisland.com





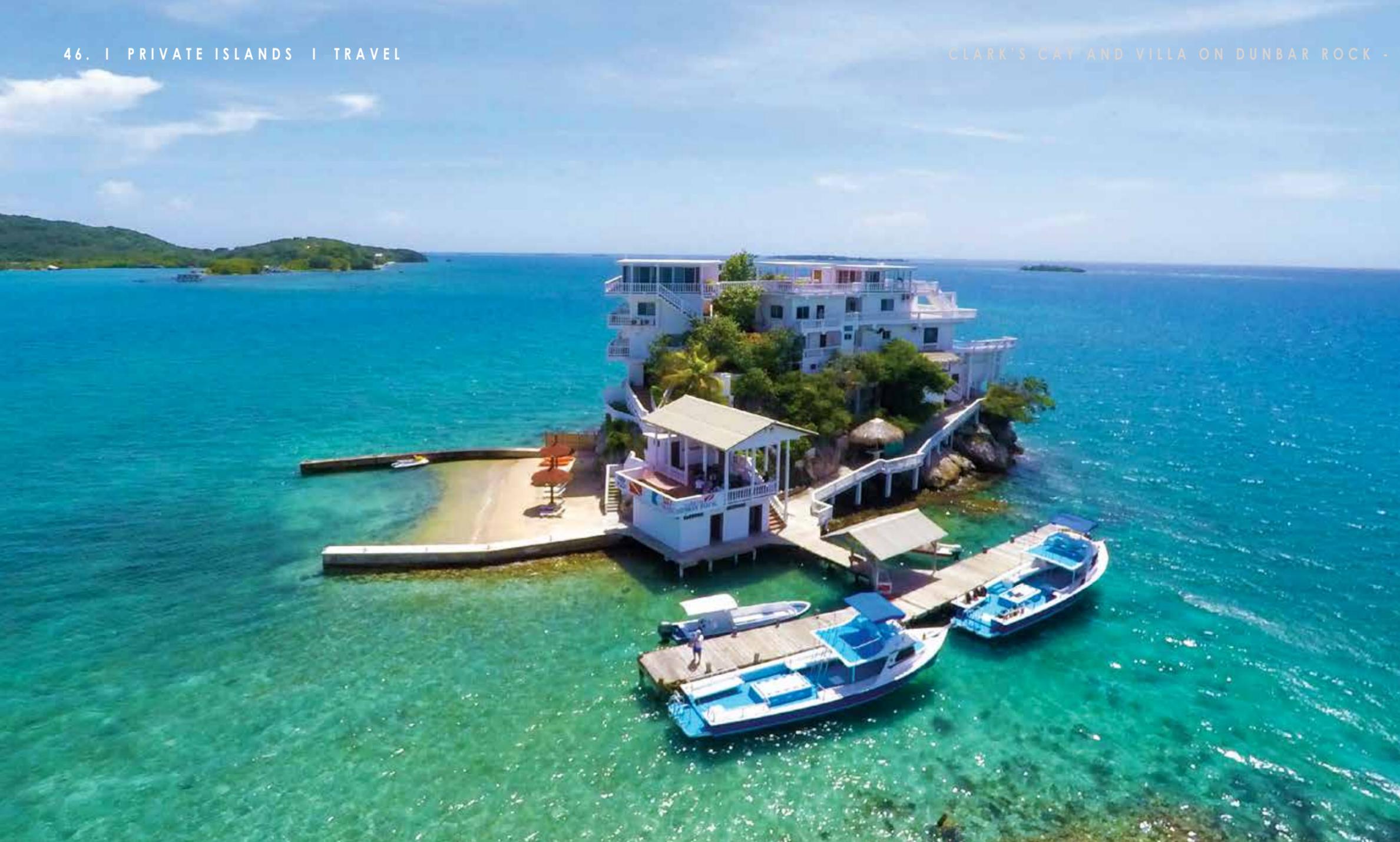
## CLARK'S CAY AND VILLA ON DUNBAR ROCK

GUANAJA, HONDURAS, CENTRAL AMERICA

Guanaja is one of the Caribbean's most beautiful islands, yet to this day remains under-the-radar for most travelers. It's located in the easternmost part of Honduras' Bay Islands, an archipelago of eight islands and countless cays that includes well-known dive destination Roatan. Guanaja lies about eight miles northeast of Roatan and 40 miles north of mainland Honduras. This remote location combined with the island's mountainous terrain has acted as a natural deterrent to growth and economic expansion—which means those who venture to its shores will discover virgin dive sites and the tranquility missing from much of the cruise-dominated Caribbean.

The island has an abundance of freshwater springs, waterfalls, hiking trails and beautiful beaches, and the surrounding seas are perfect for swimming, snorkeling, kayaking, sailing and fishing. Thanks to its location on the Mesoamerican Reef, the second-largest barrier reef system in the world, Guanaja is a haven for scuba divers. Dive sites range from shallow reefs, wrecks, canyons and crevices to volcanic outcroppings and coral walls, all teeming with marine life. A man-made channel divides the island, serving as the main thoroughfare for boats, the area's primary form of transit. (There is only one road on the mainland and only a handful of cars.) Guanaja's few resorts are on the private cays offshore, including two unique private island resorts: Villa on Dunbar Rock and its sister property, Cabanas on Clark's Cay.

Villa on Dunbar Rock is a 15,000-square foot property perched on a rocky outcrop overlooking Sandy Bay that accommodates up to 22 guests in nine oceanfront rooms and two suites, all with private patios or balconies. Once a private villa, it now provides the ultimate in serenity, style and service with its multiple terraces for lounging, a cardio/massage room, a great room with comfortable living/dining area and a white sand beach. An infinity pool and bar perched four floors up provide breathtaking views of the jewel-toned sea. The on-site PADI five-star dive center operates three boats from Dunbar Rock, ensuring customized scuba experiences to more than 50 rarely visited area sites.



Crescent-shaped Clark's Cay, located about one mile east of Dunbar Rock, is a four-acre island oasis that accommodates up to 20 people in a variety of air-conditioned cabanas with wrap-around porches. It has also recently returned to public view after being privately owned and has undergone a total renovation. Incredible seascapes are complemented by an on-site PADI dive center, two beach areas, an open-air restaurant and bar, an infinity pool and a spa. The flats just off its shore are ideal for bonefishing—no boat required. Clark's Cay also has its own private water park with meandering lazy river, waterfall, pool floats and water trampoline to bring out the inner child in every guest.

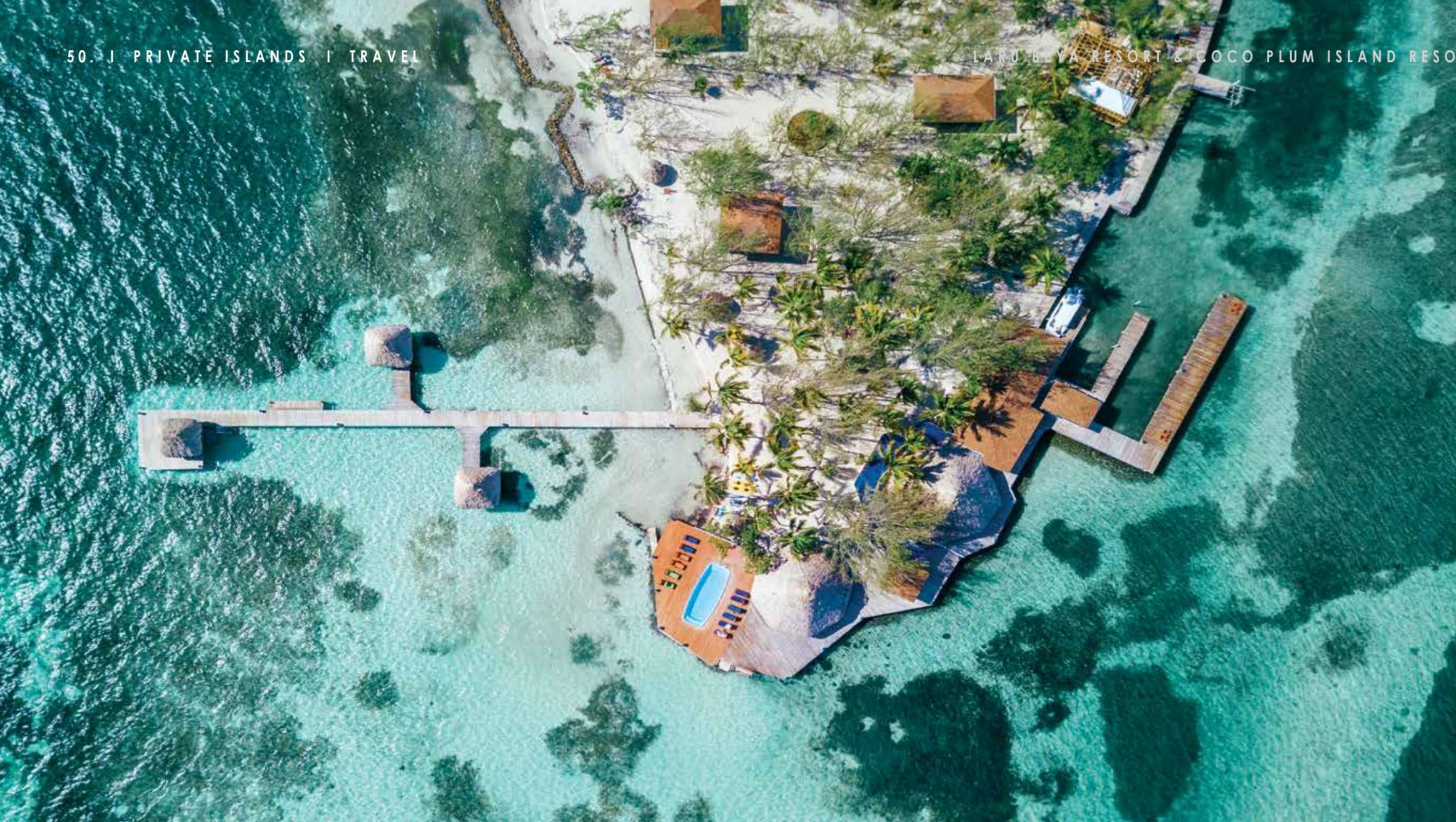
Both properties offer packages that include sumptuous gourmet meals, daily housekeeping and all standard services, full open bar with specialty drinks and call brands, daily scuba diving excursions, use of kayaks and wave runners, and the 10-minute boat transfers to and from Guanaja Airport. Any additional tours conducted by the staff are included as well, such as snorkeling, picnic lunches, trips to the beach and tours of Bonacca Town—a cay off the main island that is home to the majority of Guanaja's approximately 12,000 residents. Massages also may be arranged at a great rate. Whether you choose Dunbar Rock or Clark's Cay, high-level customer service and memorable vacation experiences are guaranteed. And should you want the ultimate in solitude, it's possible to reserve the entire villa or island exclusively for you and your guests.

For booking inquiries, call 1 800 353 8953 or email [reservations@clarkscay.com](mailto:reservations@clarkscay.com) and/or [reservations@dunbarrock.com](mailto:reservations@dunbarrock.com).





LARU BEYA RESORT & COCO PLUM ISLAND RESORT  
BELIZE, CENTRAL AMERICA



The most challenging part of visiting Belize is choosing between its magical mainland where lush jungle lies alongside a seafront dotted with laid-back beach villages, or the islands off its shore that make their home on the second-largest barrier reef in the world. The ideal solution comes from award-winning Coco Plum Island Resort and its mainland sister property, Laru Beya Resort. These Belizean owned and operated properties have combined the best of their offerings into a showcase for what is arguably the friendliest country in Central America. Their all-inclusive Inland & Island Package finds the perfect balance between tranquility and adventure, creating two unforgettable holidays in one.

Start your vacation at the charming Laru Beya Resort, located directly on the beachfront of Placencia Peninsula for an immersive cultural experience. Now Belize's top travel destination, Placencia encompasses 16 miles of white sand beach, tucked between the aquamarine Caribbean Sea and a mangrove-fringed lagoon overlooking the Maya Mountains. At the tip of the peninsula rests a vibrant village populated with boutiques, bistros and bars. Caving and zip lining, jungle treks, Mayan ruins, diving, snorkeling and fishing are all within easy reach.

A 10-minute flight to Dangriga and quick boat ride then transports you to Coco Plum Island Resort, where the service is as warm as the Caribbean sun. White sand combines with crystal-clear water to wrap the island in a mesmerizing turquoise shimmer. It's a serene jumping off point for scuba and snorkeling enthusiasts to explore the Mesoamerican Reef system, or to simply while away the days in a hammock by the sea.

The Inland & Island Package includes an oceanfront one-bedroom suite at Laru Beya and an oceanfront cabana on Coco Plum Island, round-trip local transportation (including in-country flights), one-day golf cart usage at Laru Beya, a private candlelight dinner for two with a bottle of wine at Coco Plum Island, and all the relaxation you can manage.



For booking inquiries, call 1 800 763 7360 or email [contact@cocoplumcay.com](mailto:contact@cocoplumcay.com).

THE BALAM ESCAPE  
BELIZE, CENTRAL AMERICA

The Balam Escape in Belize is 9,500 acres of zoned and entitled land—including a private island—that is ideal for developing several resorts and residential communities. The land's idyllic tropical location on the Belizean mainland features five miles of beaches and lagoons as well as Balam jungle, making it a natural choice for environmental, sustainability, ecotourism and edutainment themes. The property is also perfect for land banking for a future master planned community where the developer can leverage the land's vast natural resources.

A 3,000-acre afforestation project to complement an already existing 600 acres of mangroves, 1,000-acre forest and 1,500 acres of lagoons is part of the property plans. This allows for a spacious 50-50 ratio of buildable-to-open space, further enhanced by the serene setting. Picture a truly sustainable, carbon-neutral and (almost) zero-waste community that overcomes the traditional challenges of marrying real estate development with holistic living.

With no capital gains taxes or inheritance taxes and a tourism sector that has grown as much as 10 percent annually for a number of years, Belize continues to rise in stature as an eco-tourism destination and favorable place for investment. The Qualified Retired Persons program and other government incentive programs further attract investors. Belize is the only English-speaking, English common law country in Central America, and its currency has been pegged to the U.S. dollar for over 25 years. It's also easily accessible from a variety of international destinations, including several key cities in Canada and the United States.

This is a rare opportunity with several investment possibilities ranging from an outright land sale for a new owner to a joint venture with the current owner. With the Environmental Impact Assessment already completed and approved by the government of Belize, and the Environmental Compliance Plan up to date, the Balam Escape is poised for a swift development start and economic success.

**THE BALAM ESCAPE**  
Belize, Central America  
9500 acres

**PRICE UPON REQUEST**

**INQUIRIES**

Private Islands Inc.  
info@privateislandsinc.com  
1 647 477 5581





RAFFLES MALDIVES MERADHOO

MALDIVES, ASIA

Each island offers an ideal setting for exclusive private bookings,  
from dream weddings to special family gatherings



In its remote location on the southern tip of the Maldives archipelago, Raffles Maldives Meradhoo is as far away from the rhythm of everyday life as can be. Here, on two islands surrounded by the crystalline Indian Ocean and unspoiled house reefs with incredible marine life, it is easy to forget the world outside. Each island offers an ideal setting for exclusive private bookings, from dream weddings to special family gatherings.

One of the islands houses 16 overwater villas, an overwater restaurant and the main pool and bar; the other features 22 villas on the beach, including the soon-to-be-completed Presidential Suite. All of the spacious villas, in palettes that soothe the senses, are equipped with luxury amenities and breathtaking views. Nature provides an even more dramatic backdrop for stays in the overwater villas and residences, where you can step directly from your terrace into the dazzling marine world of the lagoon. Raffles' legendary butler service is discreet, intuitive and gracious, whether you wish to plan a diving trip or have champagne delivered as you watch the sun dip below the endless horizon.

Island dining also celebrates the natural beauty of the surroundings, from the romantic overwater setting of Yuzu, where the chefs blend traditional Peruvian dishes with influences from Japan to capture the diversity of Nikkei cuisine, to The Firepit, which brings the art of cooking over flames to the island's white sands. For the ultimate private dining experience, you can be delivered to the nearby sandbank by speedboat or jet ski to enjoy a menu of your own design and then collected a few hours later. And, should even more relaxation be in order, wellness treatments are on offer at the island's overwater spa.

A location this beautiful and unspoiled demands attention to conservation, and the resort has made a commitment to sustainability. Initiatives include a chef's garden, a reverse osmosis system, a ban on plastic straws and villa amenities that are 99 percent free of plastic. An on-site marine biologist formally trains the resort's one-of-a-kind marine butlers on the protection of sea life so that they can share this knowledge with guests on guided snorkeling trips of the house reef.

For booking inquiries, call 1 800 768 9009 (toll-free) or email [maldives@raffles.com](mailto:maldives@raffles.com).



GÖKÇE GEMİLE  
TURKEY, EUROPE

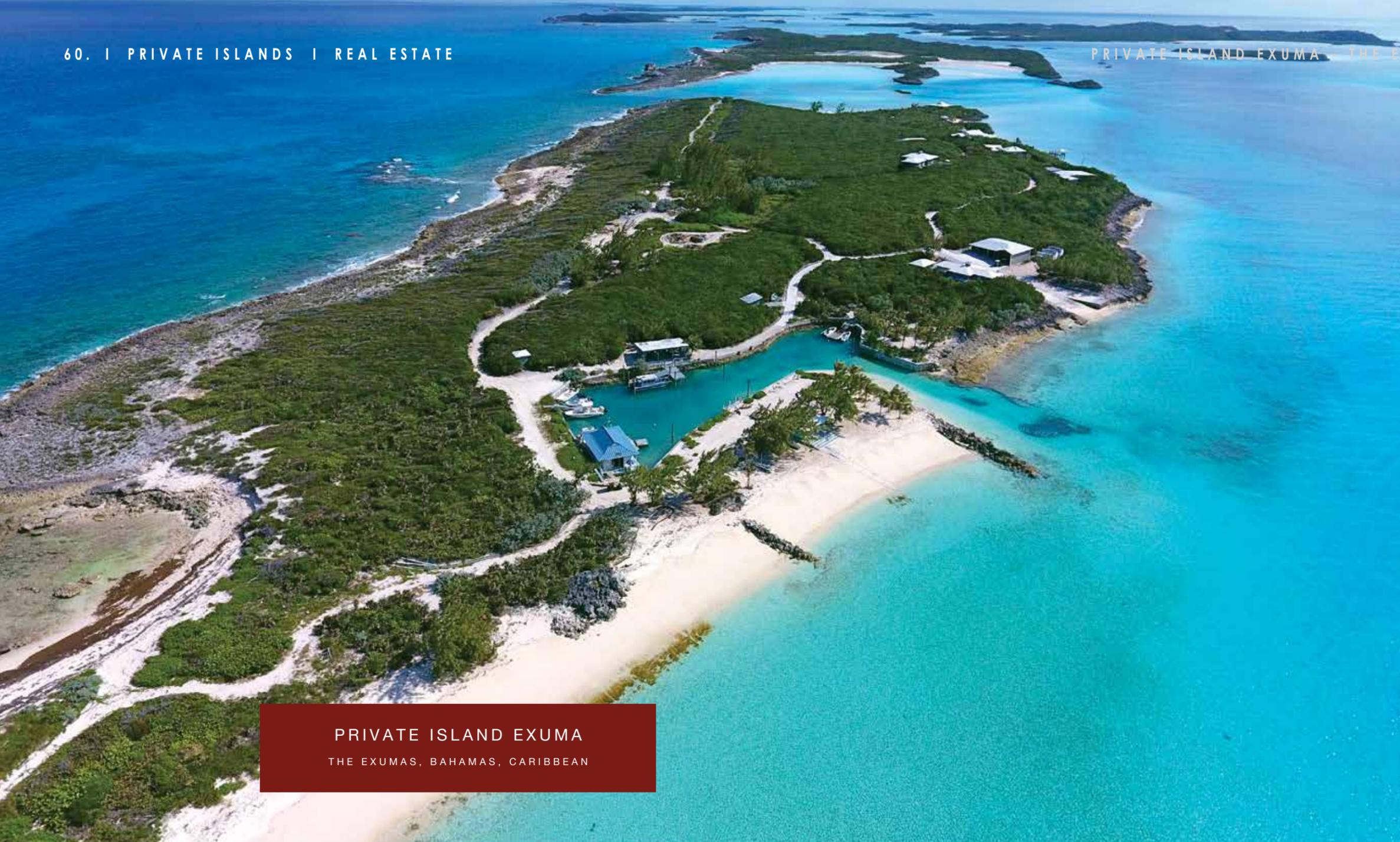
Gökçe Gemile is an enchanting Turkish hideaway of three contemporary, architecturally distinctive luxury bayfront villas with access to an undeveloped island just offshore. Set in secluded landscaped gardens with lake-style infinity pools, the property can be enjoyed by booking the world-class villas individually or taking over the entire compound for an exclusive private island and bayside retreat. Almost completely concealed from view by the surrounding pine forests, the peaceful grounds open out onto awe-inspiring views of the Mediterranean Sea and distant mountains. The turquoise bay is easily reached via a private funicular railway that transports guests down to the secluded, sandy coves, discrete bathing area and clubhouse. The only other visitors are the seabirds circling above. Three-acre Gökçe Island, an excellent scuba site and natural escape, sits only a half-mile offshore; guests can make the short journey by kayak or paddleboard or allow staff to transport them in a sailboat or small speedboat.

The property's attentive team provides full-time concierge service, daily housekeeping and 24-hour security. Also included are a privately skippered day at sea with lunch once per week; watersports instructor; chauffeured minibus trip for an evening in the harbor town of Fethiye; kayaks, paddleboards, snorkeling gear and basic fishing equipment; and a welcome breakfast served on the first morning at the beach clubhouse. Additional amenities may be added with advance booking for a completely customizable holiday experience comparable to a full-service hotel; waterside meals, barbecues on the beach, Turkish cooking classes, scuba diving, car rental, private helicopter transfers, yoga sessions, spa services, sailing courses and deep-sea fishing are only a sampling of the many options at Gökçe Gemile. It's also possible to arrange for a private chef and have all-inclusive meals and drinks for the duration of your stay.

Unparalleled anywhere in Turkey, Gökçe Gemile is a dream location for discerning holidaymakers seeking complete solitude in natural surroundings, but requiring trouble-free access by land, air or sea.

For booking inquiries, call +90 533 7146163 or email [info@gokcegemile.com](mailto:info@gokcegemile.com).





PRIVATE ISLAND EXUMA  
THE EXUMAS, BAHAMAS, CARIBBEAN

Six decades ago, the brand-new Bahamas National Trust designated more than 100,000 acres of stunning territory in northern Exuma as the protected Exuma Cays Land & Sea Park, the first combined terrestrial and aquatic area in the world. Encompassing dozens of beautiful cays and islets, the park is home to the second-longest coral barrier reef in the Western Hemisphere, and beloved by divers and snorkelers for one of the most Technicolor extravaganzas of underwater life in the Bahamas. On land, numerous seabirds nest, and rare local breeds like the Allen Cays rock iguana and the Bahamian hutia, the Bahamas' only native terrestrial mammal, are lucky residents of the park.

Now you too can call this very special place home, with an incredible 46-acre turnkey freehold private island set within Exuma Cays Land & Sea Park. Four guest homes with eight bedrooms combined are on the island's developed southern end, as well as three staff cottages with six total bedrooms. Paved walking paths meander through the island's lush tropical flowers and foliage to several sandy swimming beaches, two of which feature beachside cabanas. The island also boasts a protected inland marina with more than 700 feet of bulkhead, plus several docks. Four diesel generators provide power to the island, while water comes from rainwater cisterns.

This exceptional Bahamian island offers the prestige of celebrity neighbors, as well as the safety, security and seclusion that only such an exclusive private island can offer. Even better, it's part of the spectacular Exuma Cays, a 130-mile stretch of some of the finest island cruising, fishing, diving and snorkeling in the Bahamas. Staniel Cay, with its airport, shops, and acclaimed yacht club, is a quick and convenient boat ride away.

**PRIVATE ISLAND EXUMA**  
The Exumas, Bahamas, Caribbean  
46 acres

**Price Upon Request**

**INQUIRIES**

George Damianos  
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O. 242 362 4211  
SIRbahamas.com





VICTORIA POINT CAYS  
BAHAMAS, CARIBBEAN

What could be better than a glorious tropical retreat spread over two separate cays and nearly ten acres, located in a tranquil part of the Bahamas? The same, if it comes with a fascinating link to both Hollywood and literary history. Victoria Point Cays are set just south of Mangrove Cay in the South Bight of Andros (the Bahamas' largest island), and feature all the required amenities for comfortable modern living, coupled with the surrounding natural beauty that only the Bahamas can offer. The property's two homes — a main house with two bedrooms and two baths, and a guest house with three bedrooms and two baths — were built in 1953 by author Nelson Hayes, writer of the book upon which the 1941 Paramount movie "Bahama Passage" was based. The film, which followed the intra-island intrigues at a Caribbean salt plantation, starred Madeleine Carroll, Sterling Hayden and a young Dorothy Dandridge, and was based on Hayes' novel from the previous year — which a Publisher's Weekly reviewer would much later dub the worst book of all time. Of course highly subjective, the distinction has only added to the enduring lore of this now very rare work.

Both of Victoria Point Cays' homes were built with 15-inch concrete and Bermuda roofs, and are served with electricity, telephone and internet service by underwater cable. Fresh water come from the mainland by an underwater piping system, as well as from a cistern and fresh water wells on the island. The main house features a living room with fireplace, a library, a fully equipped kitchen, ceramic tile floors, front and back patios, and a gazebo. The guest house meanwhile has a small bedroom, a sitting room, a galley kitchen, and an outdoor bathroom with shower on the first floor, plus two bedrooms, a bathroom, and a large wrap-around covered porch on the second floor.

With beautiful shallow waters on one side and the world's third largest barrier reef on the other, South Andros is known for its excellent diving and bonefishing, as well as its abundance of conch, lobster and crab.

**VICTORIA POINT CAYS**

The Exumas, Bahamas, Caribbean  
9.5 acres

**USD 3,100,000**

**INQUIRIES**

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jchristie@hgchristie.com  
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Mobile: 242 357 7572  
www.HGChristie.com





## NORTH PIMLICO ISLAND

BAHAMAS, CARIBBEAN

The narrow Eleuthera Islands of the Bahamas are home to some of the most stunningly beautiful pink sand beaches in the Caribbean, as well as several of the region's top boutique hotels. Now you can own the magnificent 55-acre island of North Pimlico, an unspoiled freehold gem located just off of Current Island at the northwest end of the Eleuthera crescent. With more than three miles of water frontage—much of which offers sheltered deepwater access—as well as excellent elevations and views, North Pimlico is an ideal location for an island development or a private retreat.

Just 20 minutes away by boat is the picturesque and historic town of Spanish Wells, offering an array of marinas, shops and restaurants. One of the top fishing ports in the area, Spanish Wells is especially known for its superb crawfish. Just a few more minutes away is the famed Harbour Island, increasingly noted as one of the Caribbean's top exclusive travel destinations, with its bounty of trendy hotels, perfect beaches and a fantastic upscale dining scene. Both Harbour Island and Spanish Wells were settled by English Puritans from Bermuda in the mid-17th century, and later became home to British Crown Loyalists fleeing the newly independent United States. Many of the descendants of these early settlers still live here, giving both places their distinctive Eleutheran character and their charming New England-style architecture infused with Caribbean pastels.

Access to North Pimlico is simple through the nearby North Eleuthera Airport, which offers regular direct flights to several cities in Florida and the southeastern United States. North Eleuthera also has a private FBO, the same one that already provides visitors with easy flight access to Harbour Island.

### NORTH PIMLICO ISLAND

Bahamas, Caribbean  
55 acres

**USD 1,695,000**

#### INQUIRIES

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www.HGChristie.com



DELHAVEN ISLAND

GEORGIAN BAY, ONTARIO, CANADA



© PAUL BENNETT PHOTOGRAPHY

Spectacular 16-acre Delhaven Island is one of the largest outer islands in the Sans Souci cottage region of Ontario's Georgian Bay and one of the last in the area that is still relatively undeveloped. The island, which has breathtaking, unobstructed views of the Western and Umbrella Islands, recently received approval for division into three large lots of approximately five acres each. All three lots feature elevated building sites, gorgeous western views, sheltered coves perfect for harbors and sand beaches.

Since the early 20th century, when it was purchased from the Crown, Delhaven has been in the same family. In 1869, the son of the Earl of Annesley left Ireland, arrived in Parry Sound and was granted two islands by the Governor General—one of which was Delhaven. His children inherited the island, and one of his sons spent summer months there on a yacht with tents on shore for guests. When his sister arrived from Switzerland, she refused either accommodation option; she purchased a cottage kit from the T. Eaton Company catalog and had it constructed on a high point of the island overlooking a sheltered cove. A boathouse, docks and a sleeping bunkie were subsequently added. Their descendants modified, modernized and enlarged the two-bedroom cottage, extending the outdoor living space with a screened porch, flagstone patio and wooden decking. This original vintage cottage, which sits on the most western of the three lots, is the tree-dappled private island's only development.

Delhaven presents a remarkable opportunity for a buyer to create an extended family compound or to develop one lot and hold the remainder for future generations and appreciation. The island is just a short boat ride from the Sans Souci community center, children's camp, tennis club and local marina, and just 20 minutes by boat to Parry Sound.



**DELHAVEN ISLAND**

Sans Souci, Georgian Bay, Ontario, Canada  
16 acres

**CAD 2,099,000**

**INQUIRIES**

George Webster  
Sales Representative  
Royal LePage Meadowtowne Realty, Brokerage  
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george.webster@rogers.com



MCLAREN ISLAND  
GEORGIAN BAY, ONTARIO, CANADA



Adored by boaters and summer vacationers, Canada's Georgian Bay in central Ontario is home to more than 30,000 islands. McLaren Island lies in The Archipelago along Georgian Bay's eastern shore, a protected, short boat ride from the port town of Parry Sound and a mere two hours from Toronto's international airport. Now you can own a charming maritime-style home on McLaren Island, a brand new, architecturally designed custom retrofit by premier local builder Rose Point Construction. This completely turnkey property is set on an acre and a half of Georgian Bay splendor and bordered by undeveloped Crown land.

The property's three-bedroom main cottage encompasses 1,200 square feet spread over a main floor and loft, featuring a bright and airy open-plan living and dining room with picture-perfect views out to the water and nearby islands. The kitchen, by local designer Northern Living, features stone countertops as well as Sub Zero and Wolf appliances.

Just steps away from the main cottage is the 360-square-foot master sleeping cottage, which offers fantastic waterfront views, and includes a two-piece bathroom and outdoor shower. The utility and laundry house, which sits between the main cottage and master sleeping cottage, is about 160 square feet in size, and includes its own three-piece bathroom.

Both cottages have heat and air conditioning, while all three buildings boast reclaimed hardwood floors throughout, as well as custom windows and doors. On their exteriors, the structures feature cedar shake facades with Douglas fir decorative trim and have asphalt shingle roofing. Wide ipe wood decks with Sunspace glass railings surround and link the three buildings, and step down to a granite terrace with a fire pit, and then to Kropf decks and docks.

#### MCLAREN ISLAND

Georgian Bay, Ontario, Canada  
1.5 acres

**CAD 1,600,000**

#### INQUIRIES

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SHADYNOOK  
GEORGIAN BAY, ONTARIO, CANADA



Vacationing on Canada's most famous Niagara might be a bit too intense—but now you can own a holiday property on a different Niagara, set in Ontario's much more tranquil Georgian Bay, which even comes with its own unique connection to Niagara Falls.

The island's first owner was the principal of Niagara Falls High School and so dubbed his purchase Niagara, painting the name on a rock on the shoreline. Subsequently, the island's northern portion was sold and the island renamed Lumar, but the southern 2.3-acre portion, aka Shadynook, has remained in the same family for five generations and they still refer to the island as Niagara.

Shadynook's classic vintage Georgian Bay cottage exudes charm. With three bedrooms and two baths, the cottage features a signature center-peak roof, a glazed sunroom and dining room, a living room with brick fireplace, and a kitchen with brick floor and wood stove, all surrounded by wrap-around decks for taking in the exquisite and open Georgian Bay views. Located in a quiet and private back bay with no boat traffic, the property also features a new waterside bunkie and ample docking at a sheltered harbor.

This delightful property is set in the Sans Souci area of The Archipelago, one of the most sought-after holiday home districts in Georgian Bay. The waters around Shadynook are superb for canoeing and kayaking, and nearby are the natural wonders of The Massasauga Provincial Park, home to a wide range of fascinating wildlife. Civilization is close at hand when you need it as well. Just an eight-minute boat ride away is a community center, a children's camp, a private tennis club and a marina with amenities.



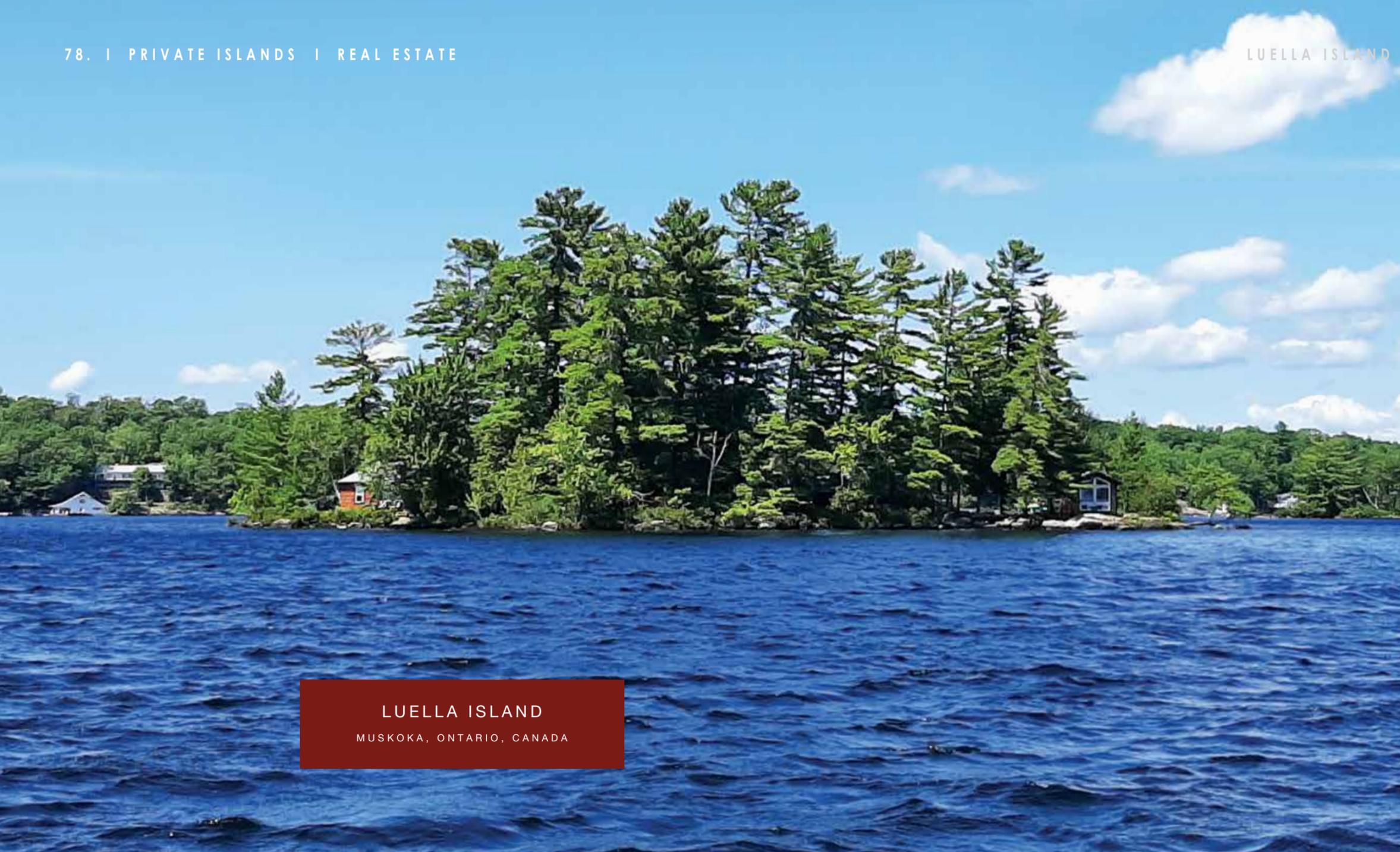
#### SHADYNOOK

Sans Souci, Georgian Bay, Ontario, Canada  
2.3 acres

**CAD 699,000**

#### INQUIRIES

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LUELLA ISLAND  
MUSKOKA, ONTARIO, CANADA

Family cherished for 50 years, Luella Island sits at the entrance to Scarcliff Bay in the calm waters of Lake Muskoka, Ontario. The private island's more than half an acre of level, tree-filled landscape offers picturesque, 360-degree water views and enough space for large family gatherings with multiple spots for all-day sun or quiet shade. A freshly painted two-bedroom, one-bath cottage sits close to the lakeshore and is accompanied by a 129-square-foot cabin and a 100-square-foot outbuilding—all boasting stunning views of Lake Muskoka from every window.

Built in 1930, the lovingly maintained main cottage features many recent updates, including the kitchen appliances, pressurized water tank and pump, and hardwood flooring in the living room, family room and bedrooms. The outbuilding sits near a fire pit and picnic table at the end of the island, an idyllic spot for stargazing. Rustic by choice, you'll still find all the perks, including shallow and deep-water access, a two-slip boathouse, a gazebo with electric chandelier, high-speed internet throughout the island, security system, air conditioning, septic and electrical systems.

Luella Island also provides a perfect location for active pursuits, like wakeboarding and waterskiing. There is top-notch fishing for bass and pike off the kitchen and boathouse docks and a swimming cove on its south side with a sandy bottom. The shops of Port Carling, Gravenhurst and Bala are an easy boat ride away, and Bracebridge is convenient by car. Beaumaris Marina and Walkers Point Marina are also nearby, and a great public boat launch is only five minutes from the island at Milford Bay Beach.

Luella Island is large enough that when you are at one end you cannot see the other, but small enough that you know you are on a private island with front-row seats to gorgeous sunrises and sunsets. This turnkey piece of heaven comes fully furnished and also includes a boat for immediate access. Opportunities like this don't come often in such a coveted Ontario holiday region.

**LUELLA ISLAND**

Muskoka, Ontario, Canada  
0.5+ acre

**CAD 1,295,000**

**INQUIRIES**

Julie Anderson  
1 647 261 7885  
janinnes@msn.com





## CLAPBOARD ISLAND

MAINE, UNITED STATES

One of Maine's most elegant and historic properties is undergoing a full restoration in preparation for 2020, when it is set to become the state's most exclusive island rental. The spectacular home on Clapboard Island, built by a Philadelphia philanthropist more than 120 years ago, is now in the final stages of a massive restoration including new mahogany decks, teak outdoor furniture, all-new high-end kitchen appliances and bathroom updates, and a lighter and brighter coastal interior décor.

The stunning Clapboard Island home is set on 22 pristine acres, which offer hiking trails, five swimming beaches, helicopter landing area, and a large deep-water pier, dock and mooring system. The property is part of a larger island of 40 acres, with most of the remaining land designated as a conservation area, featuring its own beaches and trails. At low tide, Little Clapboard Island, part of the main property, is reachable via a sandbar for picnicking and swimming. All of this is set in Maine's beautiful Casco Bay, well known for its superb sailing, boating and fresh local seafood.

While completely private and utterly remote in feel, Clapboard Island is conveniently close to the mainland town of Falmouth, 5 minutes away. Just a few minutes farther is the exciting city of Portland, recently picked by *Bon Appétit* magazine as Restaurant City of the Year. With Portland's nearby airport, vibrant craft brewery and restaurant scene, a Whole Foods that delivers to a nearby dock on the mainland, and multiple dining choices on neighboring islands, Clapboard Island guests will have no shortage of options.

The newly renovated Clapboard Island will have the ability to sleep up to 26 guests with additional optional space in a quaint antique farmhouse for six. Its updated elegance and its prime location—away from civilization, but just minutes from reentry—ensure that it will be one of the Portland area's premier destinations for a stylish retreat.

For booking inquiries, contact [info@clapboardisland.com](mailto:info@clapboardisland.com)





KANU PRIVATE ISLAND

BELIZE, CENTRAL AMERICA

Recently opened this summer, this luxurious private island compound features beautiful palm trees and white sand beach, and is ideally located close to mainland Placencia. This all inclusive island is perfect for family getaways and corporate retreats.

adam@privateislandsinc.com | 1 855 596 7799



GLADDEN PRIVATE ISLAND

BELIZE, CENTRAL AMERICA

The perfect fusion of privacy and full service. Enjoy the entire island for up to four guests. Staff reside on a smaller island and are available within minutes. Includes all meals, beverages, activities, and helicopter transfer from Belize City. Experience the world's most private island.

adam@privateislandsinc.com | 1 855 596 7799



CALIVIGNY ISLAND

GRENADA, CARIBBEAN

The incomparable Calivigny Island is an architectural masterpiece of 2 all-suite villas and 3 beach cottages with room for 40 guests. Spread over 80 lush acres, it boasts 2 pristine beaches and sweeping views of the Atlantic Ocean and Caribbean Sea, all just 10 minutes away from the mainland.

adam@privateislandsinc.com | 1 855 596 7799



GOKCE GEMILE

TURKEY, EUROPE

This enchanting Turkish hideaway of 3 contemporary, architecturally distinctive luxury bayfront villas has access to an undeveloped island just offshore. Gökçe Gemile is set in secluded landscaped gardens with lake-style infinity pools and awe-inspiring views of the Mediterranean Sea.

adam@privateislandsinc.com | 1 855 596 7799



JAPAO PRIVATE ISLAND

BRAZIL, SOUTH AMERICA

Operated as an all-inclusive island escape for one group of 2-8 guests, this magnificent retreat delivers a 6.1-acre tropical playground with its own private beach, swimming pool, hot tub and 7,000 square feet of living space of jaw-dropping design.

adam@privateislandsinc.com | 1 855 596 7799



CHOINI CAY

BAHAMAS, CARIBBEAN

Located in the Exumas, Choini Cay boasts a beautifully constructed villa with 5 separate bedroom suites accommodating up to 10 guests. The island offers 6 private white sand beaches, turquoise inlets, and luxurious amenities for the sophisticated traveler.

adam@privateislandsinc.com | 1 855 596 7799



RAFFLES MALDIVES MERADHOO

MALDIVES, ASIA

Located on 2 islands on the southern tip of the Maldives archipelago lies the sustainability conscious Raffles Maldives Meradhoo resort. One of the islands houses 16 overwater villas, an overwater restaurant and the main pool and bar; the other features 22 villas on the beach.

adam@privateislandsinc.com | 1 855 596 7799



CLARK'S CAY

HONDURAS, CENTRAL AMERICA

Clark's Cay is a 4-acre island oasis offering incredible seascapes with an open-air restaurant and pool bar. The island also has something truly unique to the area: an infinity pool with a meandering lazy river, including a waterfall. The island can accommodate up to 20 guests.

adam@privateislandsinc.com | 1 855 596 7799



DEEPWATER ISLAND

GEORGIAN BAY, ONTARIO, CANADA

A perfect private island just 2 hours north of Toronto. This granite jewel is located in the Massassauga Provincial Park and enjoys stunning views of the Bay and surrounding islands. The cottage comes fully loaded with everything you need - perfect for couples seeking serenity, peace and quiet.

adam@privateislandsinc.com | 1 855 596 7799



CLAPBOARD ISLAND

MAINE, UNITED STATES

One of Maine's most elegant and historic properties, the Clapboard Island home is set on 22 acres with hiking trails and five swimming beaches. This stunning island is getting a massive top-to-bottom revamp in preparation for 2020, when it's set to become one of the state's most exclusive island rentals.

adam@privateislandsinc.com | 1 855 596 7799



VILLA ON DUNBAR ROCK

HONDURAS, CENTRAL AMERICA

The 15,000 sq. ft. Villa on Dunbar Rock is a dream dive vacation resort with accommodations for up to 26 guests. Enjoy gourmet meals, multiple lounging areas, infinity pool, pool bar, cardio/massage room, pool table, great room, white sand beach, and free Wi-Fi throughout.

adam@privateislandsinc.com | 1 855 596 7799



COCO PLUM ISLAND RESORT

BELIZE, CENTRAL AMERICA

At this unique all-inclusive resort you can be as relaxed or as adventurous as you wish. With several all inclusive packages, guests choose from both jungle tours and beach tours. Hosting no more than 42 guests at a time, each of the 18 stand-alone private cabanas are steps from the beach.

adam@privateislandsinc.com | 1 855 596 7799



## CORAL CAYE

BELIZE, CENTRAL AMERICA

Imagine slowing down time and inhabiting an intimate island where your only neighbors will be your traveling companions, exotic birds, and attentive caretakers to prepare your meal, pour your wine or chop a fresh coconut.

Sheltered behind the world-famous Belize Barrier Reef, Coral Caye is a completely private island that can be yours alone for a romantic, restorative or adventurous get away. You and your lucky travel companions will feel like you are castaways with all the comforts needed to leave all of your cares behind. The island features a small coral sand beach and fascinating mangrove ecology. Two dwellings and a great house are the only buildings on the island and can accommodate from two to ten guests. Enjoy your stay in a comfortable, rustic cottage that suits the untouched nature of your surroundings. A true sanctuary that is eco-conscious in every way and allows the soothing sounds of the Caribbean Sea to lull you to sleep or beckon you to spend your afternoon snorkeling directly from the island.

[adam@privateislandsinc.com](mailto:adam@privateislandsinc.com) | 1 855 596 7799

## HARBOUR ISLAND

CAD 275,000 | NOVA SCOTIA, CANADA | 2.07 ACRES

Located just an hour's drive from Halifax, Lake Charlotte is home to one of Nova Scotia's most scenic campgrounds, E&F Webber Lakeside Park. From the wharf here, launch your boat for the quick trip to Harbour Island, where you'll find your charming and perfectly appointed log cabin nestled in the trees, greeting you with a huge wraparound deck—ideal for hanging hammocks and enjoying the lake views. Inside the cabin, the open-concept main floor features a spacious great room with cathedral ceilings, and a custom-designed kitchen and dining area with propane-powered refrigerator and stove. The ground floor also features one bedroom and a full bath, while upstairs in the second story loft you'll find the master bedroom and a den, both offering exquisite lake views. Solar panels on the island's shed provide electricity and hot water, with a backup generator also on hand. Numerous attractions are just minutes away, including relaxing beaches. Now offered at a reduced price, Harbour Island offers an affordable and readymade home base for discovering the boundless natural beauty of Nova Scotia.

Kip Walker | kip@realtypartner.ca | 902 499 9555

## LAKEFRONT COTTAGES AND GOLF COURSE RETREAT

USD 2,250,000 | GEORGIAN BAY, ONTARIO, CANADA | 40 ACRES

On Wah Wash Kesh, the district's largest inland lake, a 40-acre freehold peninsular property offers a northern escape so idyllic that its owners named it Absolute Peace & Quiet. This turnkey recreational delight, ideal for a golf enthusiast or family retreat, features nearly a half mile of lakefront and is surrounded by thousands of acres of Crown land to ensure its privacy.

Eight fully furnished cottages with bathrooms deliver lake views from their front windows and sit a mere 50 paces from the first tee of a 9-hole executive-length golf course. A two-story lodge with sizable kitchen, four bedrooms and wraparound deck adds another 3,000 square feet of usable living space. The par-32 golf course, which has a modern irrigation system for easy maintenance, was carved out of the wild landscape. With rocky granite outcrops, panoramic lake vistas, abundant bird life and challenging elevation shifts, it's like playing in a national park. Normally, foreign buyers are taxed 15% on property purchase in Ontario, however this property falls just outside of the applicable area, therefore foreign buyers are exempt from this tax.

Drone Video: <https://youtu.be/8yPUgNda6H8>

Herb & Shirley Schmidt | [herb.slyfox@gmail.com](mailto:herb.slyfox@gmail.com) | +1 705 774 4386



## EUGLEY ISLAND

USD 544,000 | MAINE, UNITED STATES | 0.3 ACRES

Three hours north of Boston, this dual-property offer in Maine's midcoast region is a hidden treasure. The first property is a one-third acre private ocean island featured in Coastal Living Magazine and HGTV's Island Hunters. Located in protected waters of Maine's 200-square-mile Muscongus Bay, the island is accessible by small boat (included) and surrounded by other wild undeveloped islands. With spectacular 360-degree views, Eugley Island includes an impeccably maintained, elegant-yet-unaffected lightly placed solar-powered one-bedroom cottage. A single night there will indelibly mark whoever stays within.

Bird watching features marine species such as herons, osprey, terns, eiders, guillemots, goldeneyes, scoters, long-tailed ducks, cormorants, sandpipers and teals. Eastern Egg Rock, site of Maine's puffin restoration colony, is 10 miles and 10 islands directly south. For easy access to the island and exploration of Muscongus Bay's 80+ other wild islands, a second property is included as a year-round mainland base. This second property is located three miles from Eugley on the Pemaquid Peninsula and is adjacent to a local public boat launch. Newly renovated, the three-bedroom, two-bath home is set on four wooded acres.

An 18-foot boat, motor and trailer, fitted to the mainland garage, provides for island access.

KIM NEWBY | KIM@LASHREALTYGROUP.COM | WWW.SWEETMAINECOTTAGE.COM | +1 207 691 4366



## JOHNSTON ISLAND

USD 999,500 | MAINE, UNITED STATES | 12 ACRES

A message for old souls: this 12-acre sea island is set in an undiscovered portion of Maine's coastline, midway (two hours) between Portland and Acadia. Tranquil, path-filled, hardwood-forested and untouched by time, Johnston Island is a generational heirloom that encompasses true physical value in an era of virtual wealth. Its shores are granite and sand. Its structures are deliberate, low-impact and sited to complement the beauty that defines this unique island—two classic Maine wood-heated bunkhouses and an elevated wood dock with deep-water mooring. Thoughtfully designed, constructed and included for island access are a second waterfront two-acre mainland property with a beautifully understated 1,200 square-foot two-bedroom two-bath home; and a 16-foot boat with 10-horsepower motor and trailer housed in a dedicated attached boatshed. Historic Johnston Island has panoramic views across Muscongus Bay, known for its lobstering grounds, the Maine Island Trail, Hog Island Audubon educational and field camp, and the artist colony on Monhegan Island. Swimming, kayaking, fishing, lobstering, clam digging and wildlife watching are well-practiced island activities. The mainland base is one mile from island by water, includes 200 feet of oceanfront with views, and is well placed for exploration of Maine's coastal villages.

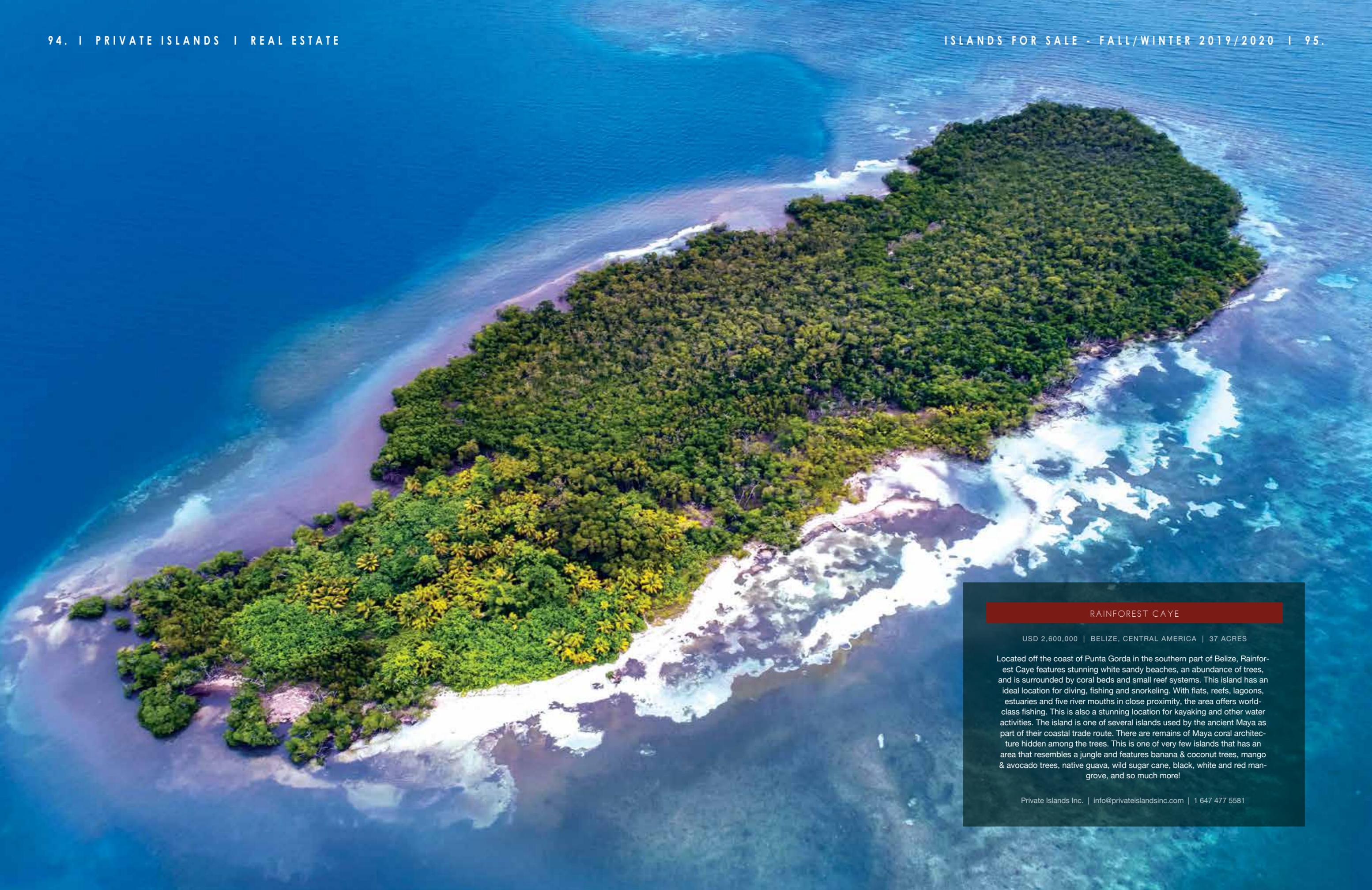
KIM NEWBY | KIM@LASHREALTYGROUP.COM | WWW.ISLANDFORSALE.ME | +1 207 691 4366

## ESHAPABEKONG ISLAND ARCHIPELAGO

CAD 3,285,000 | ONTARIO, CANADA | 17 ACRES

This stunning four-island archipelago, which encompasses 17 acres and has a man-made protected harbor, is easily accessible from Honey Harbour or King Bay Marina. Eshpabekong Island, the largest in this quartet at 10.5 acres, is the site of a 2,575-square-foot, 3 bedroom, 2 bedroom one-and-a-half story timber frame cottage—rustic luxury at its finest. Wraparound cedar decks deliver 360-degree water views, and the home's interiors equally complement the lakefront setting with majestic views from every room. Completely off the grid, Eshpabekong Island operates on solar power, backup generator and propane, and has two septic systems already in place as well as a workshop/utility structure with sliding glass windows and surrounding decks. A 100-foot dock ensures safe arrival to the island sanctuary as well as a jumping off point to explore Georgian Bay's 30,000 islands. The three undeveloped islands are 3.6 acres, 1.72 acres, and 1.06 acres, and are covered in the same smooth granite as the main island.

George Webster | [george.webster@rogers.com](mailto:george.webster@rogers.com) | +1 416 938 9350



### RAINFORREST CAYE

USD 2,600,000 | BELIZE, CENTRAL AMERICA | 37 ACRES

Located off the coast of Punta Gorda in the southern part of Belize, Rainforest Caye features stunning white sandy beaches, an abundance of trees, and is surrounded by coral beds and small reef systems. This island has an ideal location for diving, fishing and snorkeling. With flats, reefs, lagoons, estuaries and five river mouths in close proximity, the area offers world-class fishing. This is also a stunning location for kayaking and other water activities. The island is one of several islands used by the ancient Maya as part of their coastal trade route. There are remains of Maya coral architecture hidden among the trees. This is one of very few islands that has an area that resembles a jungle and features banana & coconut trees, mango & avocado trees, native guava, wild sugar cane, black, white and red mangrove, and so much more!

Private Islands Inc. | [info@privateislandsinc.com](mailto:info@privateislandsinc.com) | 1 647 477 5581

## FUNK CAYE

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA | 2.9 ACRES

Just 16 miles east of popular Placencia, where coral reefs thrive below the azure Caribbean Sea, Funk Caye offers one of the last quality private islands for development in the region. Reefs teeming with tropical fish and lobster extend north and south of the 2.9-acre private island, creating sheltered snorkeling spots along the western shoreline and abundant scuba sites on its eastern side. The island itself is ripe for construction, with close to 5,000 cubic yards of sand added to the cleared interior, a 100-foot area at its center for use as a helipad, and numerous palms, fruit trees and colorful gardens already planted to complement future building sites. A calm bay to the west features superb boat anchorage in nine feet of sand and grass with an entry depth of seven feet. An 80-foot by 30-foot L-shaped dock sits in the bay's most protected stretch, capable of accommodating two 47-foot boats and enhanced by a sunset-facing palapa. The tranquil bay is also ideal for kayaking and paddleboarding—or kite surfing when the prevailing northeasterly wind rises. Three wooden buildings provide staff accommodation and storage, including housing for a reverse osmosis unit; powered by a 15,000-watt Generac generator, this unit produces 3,000 gallons of fresh water per day. Funk Caye also has 2,600 gallons of fresh water storage and a rainwater collection system. An Environmental Compliance Plan is already in place.



### CHATUGE ISLAND

USD 1,000,000 | GEORGIA, UNITED STATES | 4.14 ACRES

Chatuge Island is a densely wooded and private freshwater island on Lake Chatuge in the North Georgia mountains. The island offers stunning year-round views of the mountains and the lake, and it's the lake's only privately owned island as all the other islands are owned by the government. The power, county water, phone and cable are already run to the island and a septic system is also in place. There is approval for a home with up to 7 bedrooms or a commercial venture, with eligibility for a dock permit. Lake Chatuge is located in North Georgia's valley which is also known as the Enchanted Valley, inspired by the unsurpassed beauty of the lake with its picturesque mountain ranges, private coves and remarkable peninsulas creating spectacular scenic areas where one can swim or boat and soak in the beauty of the natural surroundings.

Joe Folsom | [JoeFolsom@ModernRusticLiving.com](mailto:JoeFolsom@ModernRusticLiving.com) | 1 770 722 5098



LUELLA ISLAND

CAD 1,295,000 | ONTARIO, CANADA | 0.5+ ACRE

Situated in quiet Scarcliff Bay on Lake Muskoka, Luella Island boasts a 2 bedroom main cottage, a 129 sq. ft. cabin, a 100 sq. ft. outbuilding, a 2-slip boathouse, gazebo, high-speed internet, air conditioning, security system, and great fishing right off the kitchen and boathouse docks.

Julie Anderson | janinnes@msn.com | +1 647 261 7885



DUVAL ISLAND

USD 595,000 | ONTARIO, CANADA | 5.4 ACRES

Located just over the Michigan border near Echo Bay, Duval Island boasts a move-in-ready 4-bedroom cottage with wrap-around decks that lead out to a beautiful screened gazebo. A guest cottage is nestled in the trees and offers additional sleeping quarters next to a sandy swimming area.

Jonathan Stewart | Jonathan@stewartteam.ca | 705 971 5520



GIBRALEON ISLAND

PRICE UPON REQUEST | PANAMA, CENTRAL AMERICA | 227 ACRES

Gibrleon is in fact the only premium luxury island available for sale in the Pearl Islands. The island features a remarkable eight beaches totaling more than 1.25 miles of beautiful white sand beaches, a natural bay to host a marina, and a natural canal ideal for multiple private docks.

Private Islands Inc. | info@privateislandsinc.com | 1 647 477 5581



NORTH PIMLICO ISLAND

USD 1,695,000 | BAHAMAS, CARIBBEAN | 55 ACRES

This unspoiled freehold gem is located just off of Current Island at the northwest end of the Eleuthera crescent and just 20 minutes by boat to the picturesque and historic town of Spanish Wells. The island has more than 3 miles of water frontage and also features excellent elevations and views.

John Christie | jchristie@hgchristie.com | 242 322 1041



MCLAREN ISLAND

CAD 1,600,000 | ONTARIO, CANADA | 1.5 ACRES

This turnkey brand new home is bordered by undeveloped Crown land and boasts a 3-bedroom main 1,200 sq. ft. cottage, a 360-sq. ft. master sleeping cottage, a 160 sq. ft. utility and laundry house, a terrace and docks. Wood decks with glass railings surround and link the 3 buildings.

George Webster | george.webster@rogers.com | +1 416 938 9350



DELHAVEN ISLAND

CAD 2,099,000 | ONTARIO, CANADA | 16 ACRES

This spectacular island is one of the largest outer islands in the Sans Souci cottage region of Georgian Bay and one of the last in the area that is still relatively undeveloped. Its modernized and enlarged vintage cottage is constructed on a high point with a boathouse, docks and a sleeping bunkie.

George Webster | george.webster@rogers.com | +1 416 938 9350



VICTORIA POINT CAYS

USD 3,100,000 | BAHAMAS, CARIBBEAN | 9.5 ACRES

These 2 cays found in the South Bight of Andros feature a main 2-bedroom, 2-bath house and a 3-bedroom, 2-bath guest home built in 1953 by author Nelson Hayes. Both homes are served with electricity, telephone and internet service by underwater cable and fresh water from the mainland.

John Christie | jchristie@hgchristie.com | 242 322 1041



PRIVATE ISLAND EXUMA

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN | 46 ACRES

This incredible turnkey freehold island is located in the stunning Exuma Cays Land & Sea Park. The southern portion of the island is developed and features 4 guest homes totalling 8 bedrooms plus 3 staff cottages. Staniel Cay Yacht Club and airport is a convenient boat ride away.

George Damianos | George.Damianos@SIRbahamas.com | 242 424 9699



SHADYNOOK PROPERTY

CAD 699,000 | GEORGIAN BAY, ONTARIO, CANADA | 2.3 ACRES

Positioned on the southern 2.3 acre portion of Lumar Island, Shadynook is the classic vintage charming Georgian Bay cottage with 3 bedrooms and 2 baths, a classic center-peak roof and wrap-around decks. In the quiet back bay is the new waterside bunkie and ample docking at a sheltered harbor.

George Webster | george.webster@rogers.com | +1 416 938 9350



MCKELVEY ISLAND

USD 400,000 | BRITISH COLUMBIA, CANADA | 11 ACRES

Located on Stuart Lake in the majestic northern interior of British Columbia, McKelvey Island features a modern 2 bedroom house built just 7 years ago, a 600 sq. ft. studio just a year old, a large sauna, a woodshed, a greenhouse, a laundry, a 20-foot storage container, and a workshop.

William McDowall | mckelveyisland@gmail.com | +1 604 788 5128



HALF MOON CAY

PRICE UPON REQUEST | HONDURAS, CENTRAL AMERICA | 10 ACRES

Half Moon Cay is being offered completely turnkey, together with the undeveloped one-acre Kiatron's Cay. Half Moon Cay features white sand beaches, over 500 towering coconut palms, 3 furnished homes, and nearly one mile of oceanfront. Guanaja Airport is located just 3 miles away.

Jack Conlee | halfmooncay500@gmail.com | +504 522-6014



LEGACY ISLAND

USD 1,500,000 | FLORIDA, UNITED STATES | 14 ACRES

Accessed via a private bridge, Legacy Island is home to more than 3 acres of pasture and 4 acres of tropical nursery that support an agricultural enterprise. The property includes a two-bedroom guesthouse, a 30-foot-by-40-foot drive-through steel barn, caretaker's shed, garden shed and shooting range.

Sherri Denning | sherri@soland.com | +1 863 673 0829



## LIZARD ISLAND

CAD 800,000 | ONTARIO, CANADA | 76 ACRES

Lake Superior lives up to its name as the world's largest freshwater lake, spanning a vast 31,700 square miles. Within this majesty lies a natural gem with a fascinating history stemming from its location in prime fishing territory. Once known as Fishery Island, it has housed a fishing station since at least 1871 and was deeded to a local fisherman in 1885. The remains of the fishing vessel Neptune IV, which sank in Lizard Island's harbor in 1953, are still visible in its shallows. The adjacent Lake Superior Provincial Park complements the island's stunning topography, ensuring that the region's unspoiled wilderness will be preserved for future generations.

Two rare lake bottom water lots are included in Lizard Island's acreage, and with no zoning controls or building permits required, the three separate deeds lay the foundation for preservation and responsible development. The landscape showcases an array of pine, birch and maple trees, but one of the island's most stunning features is its north side sandy beach and bay. Trout spawning grounds appear throughout the shoals surrounding the island, and the local waters also provide abundant access to some of the lake's more than 30 native fish species, including sturgeon, whitefish, and perch.



## ORCHID ISLANDS

BELIZE, CENTRAL AMERICA | 3.5 ACRES

This unique offering consists of 3 separate private islands, one of which is 0.5 acres in size with an asking price of USD 165,000, and the other two are 1.5 acres in size with an asking price of USD 335,000 each. The islands are conveniently located just 2 miles from San Pedro Town. Separated from the main island by natural channels through the mangroves, this pristine environment is a nature lovers delight. Dozens of bird and marine species call this area home and keen anglers will find some of the world's best flats and fly fishing right at their front door. Stunning sunset views are available from the west side of the islands and the clear water is perfect for kayaking, paddle boarding or swimming.

With a total of 3.5 acres between all 3 islands to develop, there is plenty of space for your private residence without undue disturbance to nature, and since access to the site is by boat only, it's the perfect choice for a secluded getaway. One of the islands could even be left as a private nature retreat to be enjoyed by friends and family or guests. The islands are offered for sale separately as well.



TERRA'S KEY

USD 15,000,000 | FLORIDA, UNITED STATES | 15.5 ACRES

Terra's Key is more than a private island; it's a landmark of Islamorada and the Florida Keys. This palm-dotted island includes a 5-bedroom, 4-bathroom home, a heated swimming pool stretching toward the sea with inset spa, a poolside cabana and wet bar, boat dockage and a tennis court.

Patti Stanley | patti.stanley@me.com | +1 305 393 4433



KALGIN ISLAND

USD 460,000 | ALASKA, UNITED STATES | 5 ACRES

This 2 story home sits on 5 acres of beachfront property on 30,000-acre Kalgin Island located 30 km offshore from Kenai, Alaska, a world class salmon fishing destination. Ninety percent of the island is owned by the state of Alaska and is not for sale.

Philip St. John | info@rockislandlodge.com | 1 949 682 5375



SUNSET ISLAND

USD 350,000 | BELIZE, CENTRAL AMERICA | 0.25 ACRES

Sunset Island is only 1 mile west of San Pedro Town. Groceries and shopping are just a 5-minute boat ride away. The island is a quarter acre in size meaning that there is plenty of space to build your future home and the lush vegetation supports a wide array of bird life so nature lovers will be in paradise.

Private Islands Inc. | info@privateislandsinc.com | 1 647 477 5581



PEDRO ISLAND

USD 1,500,000 | BELIZE, CENTRAL AMERICA | 2.5 ACRES

This beautiful 2.5 acre island lies 5 miles west of San Pedro, Ambergris Caye. The surroundings are natural and quiet, and the sea water overlapping the shores is of beautiful turquoise color and rich in sea life. The location of the island makes it an ideal place for fly fishing.

Private Islands Inc. | info@privateislandsinc.com | 1 647 477 5581



PAIR OF FIJI ISLANDS

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 24.8 ACRES

Located just northwest of Fiji's main island of Viti Levu, these stunning uninhabited islands are the last two of the secluded Naviti Islands group where tourism development will even be possible. The two islands, separated by just a few hundred feet are within walking distance of each other.

Private Islands Inc. | info@privateislandsinc.com | 1 647 477 5581



NO MAN'S FORT

GBP 4,250,000 | ENGLAND, EUROPE | 2.27 ACRES

Historic fort with 150-year heritage for sale. Containing 23 ensuite guest bedrooms / suites, 7-bedroom staff quarters and multiple bars / dining areas. Massive investment potential as an ultra-private residence, boutique hotel, casino, spa, training centre, exclusive get-away location and much more.

Paul Barrasford | paul.barrasford@colliers.com | +44 20 7344 6963



SOUTH COCOPLUM CAYE

USD 2,500,000 | BELIZE, CENTRAL AMERICA | 5.7 ACRES

Located 9 miles from Dangriga, Cocoplum is a quick 20 minute boat ride from the mainland and only 5 minutes to world class diving and fishing on the famous Belize barrier reef. The caye has 5.7 acres of sugar white coral sand, with tropical palms, pines and a constant island breeze.

Private Islands Inc. | info@privateislandsinc.com | 1 647 477 5581



0.8-ACRE ISLAND IN PLACENCIA VILLAGE

USD 380,000 | BELIZE, CENTRAL AMERICA | 0.8 ACRES

Located in a lagoon only minutes away from Placencia Village, this square shaped island is approximately 80 meters from shore and it's filled and ready to build with planted coconut trees. Access is water-only, offering privacy and security.

Private Islands Inc. | info@privateislandsinc.com | 1 647 477 5581



SPITBANK FORT

GBP 4,000,000 | ENGLAND, EUROPE | 0.76 ACRES

Boutique retreat with 9 luxurious guest suites, staff accommodation, event spaces, bars and a restaurant. Open courtyard with rooftop terrace, sauna, firepit and hot pool. Massive investment potential as an ultra-private residence, boutique hotel, casino, spa, training centre and much more.

Paul Barrasford | paul.barrasford@colliers.com | +44 20 7344 6963



THE BALAM ESCAPE

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA | 9,500 ACRES

The Balam Escape is 9,500 acres of zoned and entitled land, which includes a private island in Belize, Central America that is ideal for developing several resorts and residential communities. The land is situated in an idyllic tropical location consisting of waterfront and forest land (jungle).

Private Islands Inc. | info@privateislandsinc.com | 1 647 477 5581



2.65-ACRE PRIVATE ISLAND

USD 1,650,000 | BELIZE, CENTRAL AMERICA | 2.65 ACRES

This private island gem is located just 3 miles south of Placencia Village. There are currently 3 small wooden structures on the island (caretaker's quarters, kitchen, and a storage cabin), and a dock. There's lots of sand in the area which with a permit can be dredged up to expand the island size.

Private Islands Inc. | info@privateislandsinc.com | 1 647 477 5581



40-ACRE PRIVATE ISLAND NEAR PLACENCIA

USD 1,800,000 | BELIZE, CENTRAL AMERICA | 40 ACRES

This is a unique opportunity to own a 40-acre island in its raw state in a great location just a 10-minute boat ride from booming Placencia. This gem is close to the mainland with potential for power to be run from the mainland, making this a fantastic opportunity for a resort.

Private Islands Inc. | info@privateislandsinc.com | 1 647 477 5581



CRAWL CAYE (PLACENCIA)

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA | 55 ACRES

Crawl Caye lies north of Victoria Channel, at the edge of the South Water Marine Reserve. It is very well known in southern Belize and offers 2 km of coastal frontage with deep-water access (110 ft.). The water on the southern portion of the island is calm and ideal for mooring a sailboat.

Private Islands Inc. | info@privateislandsinc.com | +1 647 477 5581



CRAWL CAYE (BELIZE CITY)

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA | 48 ACRES

This beautiful private island is situated on the northwestern tip of the Turneffe Atoll, approximately 26 miles east northeast of Belize City and 15 miles east of the Barrier Reef. Located in a World Heritage Site, this area is truly a playground in paradise for fishermen, snorkelers and divers.

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MAUGER CAYE

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA | 7 ACRES

This 7-acre private island is located in the Turneffe Atoll of Belize, about 19 miles off the coast. The island is surrounded by coral reef, offering great snorkeling and diving. There is an active lighthouse on the island operated and maintained by the port authority of Belize.

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WEST SNAKE CAYE

USD 600,000 | BELIZE, CENTRAL AMERICA | 8.5 ACRES

This caye is located within the Port of Honduras Marine Reserve in an area characterized as a conservation area and is comprised of 2 parcels measuring 6.35 acres and 2.2 acres. This property currently has DOE approval for a resort, making it an attractive investment opportunity for developers.

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HAT CAYE

USD 399,000 | BELIZE, CENTRAL AMERICA | 0.7 ACRES

Hat Caye is located within the calm waters of the Lighthouse Reef Atoll and is home to two United Nations World Heritage Sites. The island features a long pier and a couple of fisherman shacks, and sits only a few hundred yards from the reef wall drop-off at the edge of the atoll's coral ring.

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YCACOS BEACH DEVELOPMENT

PRICE UPON REQUEST | BELIZE, C. AMERICA | 2,213 ACRES

This peninsula property features a 600+ acre inland lake and 10 km of beachfront with incomparable views of reefs and untouched cayes. The parcel is surrounded to the north and west by Paynes Creek National Park and to the south and east by the Port Honduras Marine Reserve.

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COGRA POINT PENINSULA

USD 2,850,000 | AUSTRALIA, SOUTH PACIFIC | 28 ACRES

Imagine your own peninsula just an hour north of Sydney, the most sought-after city in Australia. Cogra Point Peninsula is situated on the Hawkesbury River, a beautiful wide tidal river only 37 miles from the centre of Sydney. Of note is the backdrop of golden sandstone, wattle and gumtrees. This privately owned 28-acre peninsula backs on to National Park. This neighbouring land can't be sold or further developed, so your peace and privacy are maintained.

The three level, 1100 sq. ft., eco-residence contains 6 bedrooms, 3 bathrooms, open plan kitchen living & dining, games & rumpus room, recording studio and expansive verandas. Outside there's swimming, sailing, boating, water skiing, jet skiing, fishing, or even abseiling. While already a remarkable family residence, Cogra Point Peninsula could easily be transformed into a corporate retreat, wedding venue or holiday resort. With a mile of deep water frontage, it is accessible by boat 24/7.

Secluded and tranquil, Cogra Point Peninsula offers sustainable living away from the hubbub yet only a six minute boat ride to cafes, restaurants, shops, pubs, gallery and attractions. If you feel like visiting the Sydney Opera House or the Sydney Harbour Bridge, then it's an equally short boat trip to the main train station or the freeway. This is the best of all worlds.

#### LAKE SAIMAA DEVELOPMENT

USD 4,400,000 | FINLAND, EUROPE | 256 ACRES

This 256-acre offering in Finnish Lakeland consists of a large island, mainland area, and a small island in between. There is currently no development on the property, so it's an ideal blank slate where you can bring your own concept to life. This property is located in the popular Lake Saimaa region. Lake Saimaa is the fourth largest fresh water lake in Europe and the largest lake in Finland. The island and mainland plots are zoned and planned for vacation buildings, with a total area of 8,500 m<sup>2</sup>. There are 32 plots on the island, each with 240 m<sup>2</sup> of building area, and 4 plots on the mainland area, each with 200 m<sup>2</sup> of building area. You can build 3 structures on each plot, meaning a total of at least 108 houses can be developed. This property is ideal for a resort development. It offers the perfect destination for nature lovers. The surrounding nature reserves offer incredible hiking and a peaceful environment to unwind and refresh. Sellers are also open to partnering up and developing ultra luxurious and private retreats at this location. Inquire to discuss a potential joint venture.

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