

PRIVATE ISLANDS INC.

VERIDIAN CAYE

TURNEFFE ATOLL, BELIZE



**48 ACRES • FREEHOLD
UNDEVELOPED ATOLL ISLAND**

17.577°N 87.795°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Turneffe Atoll, Belize
TITLE	Freehold
LAND AREA	48 acres
DEVELOPMENT	Non-developed
SETTING	Marine reserve
ELEVATION	Low-lying caye

ACRES IN THE ATOLL

One of the largest private island holdings in Turneffe Atoll — 48 undeveloped acres inside a UNESCO-recognised marine reserve.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	48 acres
TITLE	TERRAIN
Freehold	Low-lying
WATERS	NEAREST CITY
Caribbean Sea	Belize City

www.privateislandsonline.com/central-america/belize/veridian-caye

REGION — BELIZE

Belize's offshore cayes sit inside one of the world's great reef systems, held under British Common Law with fee-simple freehold open to international buyers. Turneffe, the country's largest atoll, is a protected marine reserve of lagoon flats, reef walls and scattered mangrove cayes.





THE ISLAND

An Emerald in Turquoise

This 48-acre undeveloped sanctuary is a premier holding within the Turneffe Atoll — one of only four oceanic atolls in the Western Hemisphere. Set inside a UNESCO-recognised marine environment, it pairs significant acreage with ecological prestige: a blank canvas for a flagship eco-resort or a high-security private compound, protected by the atoll's interior lagoon yet minutes from the open Caribbean Sea.

THE CANVAS

No Architectural Constraints

The island stands in its natural state, with a total lack of architectural constraints for a visionary developer. The listing reads the interior as stable ground for construction, with multiple perimeter points for overwater integration — and development guided by the Turneffe Atoll Sustainability Association (TASA) to the highest standards of environmental integrity.

THE REEF

Hundreds of Coral Patches

The surrounding shallows contain hundreds of coral patches — snorkelling water and catch-and-release sport fishing at the island's edge. The listing places the western reef wall half a mile away, and the eastern reef wall, with its deep-sea drop-offs, two and a half miles to the east: diverse marine ecosystems and legendary dive sites on both sides.

THE SETTING

A World Heritage Sea

The property sits within a World Heritage Site, in a region globally recognised for marine biodiversity. The listing frames that positioning as environmental security and long-term stability that is difficult to replicate — a trophy-scale tropical holding whose lagoon views run a full 360 degrees.





LAND AND WATER

Turquoise Lagoon, Coral Shallows

Lush tropical vegetation covers the island behind a varied shoreline that opens into a turquoise lagoon. The shallows carry hundreds of coral patches; beyond them the water deepens toward the reef walls and the open Caribbean. It is lagoon water on every side — 360-degree views across the atoll's interior, sheltered by the reef system that rings Turneffe.

KNOWN FOR

Scale inside the reserve — 48 undeveloped freehold acres in Turneffe Atoll, with hundreds of coral patches in its shallows.

DAYTIME HIGH $\pm 86^{\circ}\text{F}$ · NIGHT LOW $\pm 72^{\circ}\text{F}$



BY BOAT

45 to 60 Minutes from Belize City

The listing's route is a scenic 45-to-60-minute boat journey from Belize City — 27 miles straight-line to the north-west — crossing to the atoll and running through its sheltered interior lagoon to the island's own shore.

THE GATEWAY

Belize City & the International Airport

International arrivals land at Philip S.W. Goldson International Airport outside Belize City, 34 miles straight-line from the island: road to the city harbour, then the boat crossing. As an undeveloped holding, the island is a prime candidate for an off-grid utility strategy — large-scale solar arrays and advanced rainwater harvesting, as the listing proposes.

DISTANCES — STRAIGHT LINE

Mauger Caye 3 mi · Belize City 27 mi · Philip S.W. Goldson Int'l Airport 34 mi

ONE ISLAND • 48 ACRES • FREEHOLD

LOCATION

On the Map

TURNEFFE ATOLL • BELIZE



GALLERY

The Estate in Frames



The island from its north-eastern reef flat



The southern shore, with a boat at anchor



Coral heads in the island's shallows



The reef crest, where the lagoon meets the open sea



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

VERIDIAN CAYE

TURNEFFE ATOLL, BELIZE

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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