

PRIVATE ISLANDS INC.

OCULUS CAYE

BELIZE, CENTRAL AMERICA



28 ACRES · FREEHOLD
HIDDEN CENTRAL LAKE

17.450°N 88.070°W

ELEVATION — SUMMIT 18 FT



THE ESTATE

At a Glance

LOCATION	Drowned Cayes, Belize
TITLE	Freehold
LAND AREA	28 acres
DEVELOPMENT	Non-developed
CENTREPIECE	Hidden central lake
SUMMIT	18 ft

ACRES AROUND A HIDDEN LAKE

At the island's centre sits a secluded lake with a natural inlet and outlet — a feature almost unheard of in the region.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	28 acres
TITLE	SUMMIT
Freehold	18 ft
WATERS	NEAREST CITY
Caribbean Sea	Belize City

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REGION — BELIZE

Belize's cayes scatter along the Caribbean coast inside the Barrier Reef, the longest in the northern hemisphere. Off Belize City, the Drowned Cayes are the capital's own island chain — mangrove cayes in calm, reef-sheltered water, minutes from the mainland, where freehold title is open to international buyers.





THE ISLAND

A Ring Around Still Water

From the air the island reads as a ring of green around still water. Mangrove and interior growth run unbroken from shore to shore, and at the centre — hidden from the sea on every side — lies a large private lake, the feature the listing calls almost unheard of in the region. Around it, the shoreline turns through bay after bay above clear, reef-sheltered water.

THE CANVAS

Room for a Vision

The island is currently non-developed, a blank canvas with no architectural constraints for its next steward. At 28 acres there is room for a high-density boutique resort or a sprawling multi-residence family compound — and the proximity to Belize City keeps construction logistics simpler than on Belize's remote cayes.

THE LAKE

The Hidden Harbour

The lake is no stagnant pond: a natural inlet and outlet keep its water circulating. The listing reads that hydrology as potential — a hidden internal harbour, or a cluster of overwater villas at the island's centre, protected from open-sea elements on every side.

THE SHORES

Bays Waiting to Be Beaches

Several natural bays along the shoreline could become additional private beaches with minimal sand fill, joining the white-sand beach on the northwestern shore and the deep-water port on the northern flank.

A NOTE ON IMAGERY

One gallery image for this listing — a video still carrying an AI-processing watermark — was excluded from this brochure. The photographs shown here are the listing's own aerial and shoreline views of the island.





LAND AND WATER

Deep Water, White Sand

The island's shores divide by purpose. To the north, a natural deep-water port takes large supply vessels and deep-draft yachts; to the northwest, a shallow white-sand beach is made for swimming and lounging. Between them the shoreline turns through several natural bays, and the surrounding reef system keeps the water calm and clear — snorkelling and diving water, in an area known for tropical marine life and game fish.

KNOWN FOR

Its hidden central lake — a lake within an island, ringed by mangrove in the Drowned Cayes off Belize City.

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



BY BOAT

Fifteen Minutes from Belize City

Oculus Caye is a boat island, and a close one: the listing puts it just a 15-minute boat ride from the amenities of Belize City. The crossing runs west across the Drowned Cayes chain, from the capital's harbour and services to the island's own northern deep-water shore.

THE GATEWAY

On the Island in 45 Minutes

International arrivals land at Philip S.W. Goldson International Airport, north of Belize City, and the listing puts them on the island within 45 minutes of landing — airport, road to the harbour, and a short boat ride. Few private islands sit this close to a capital and its international gateway.

DISTANCES — STRAIGHT LINE

St. George's Caye 7 mi · Belize City 9 mi · Philip S.W. Goldson Int'l Airport 17 mi

ONE ISLAND • ONE HIDDEN LAKE • 28 ACRES

LOCATION

On the Map

DROWNED CAYES • BELIZE DISTRICT, BELIZE



GALLERY

The Estate in Frames



A mangrove shore on still water



The central lake's enclosing arm



The hidden lake from above



The southern bay and its islets



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

OCULUS CAYE

BELIZE, CENTRAL AMERICA

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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info@privateislandsinc.com

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