

PRIVATE ISLANDS INC.

LAGOON CAYE

STANN CREEK, BELIZE



13.66 ACRES • FREEHOLD
RING ISLAND • INTERIOR LAGOON

16.631°N 88.210°W

ELEVATION — SUMMIT 26 FT



THE ESTATE

At a Glance

LOCATION	Lagoon Range, Belize
TITLE	Freehold
LAND AREA	13.66 acres
DEVELOPMENT	Non-developed
SEA FRONTAGE	7,000+ ft
SUMMIT	26 ft

DEEP INTERIOR LAGOON

A vegetated ring of land around a lagoon over 30 feet deep — a protected harbour enclosed within the island's own borders.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	13.66 acres
TITLE	SUMMIT
Freehold	26 ft
WATERS	DISTRICT
Caribbean Sea	Stann Creek

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REGION — BELIZE

Belize's southern cayes scatter inside the barrier reef off the Stann Creek coast, where freehold titles and sheltered reef-flat water draw developers and private buyers. Placencia and the Sittee River anchor the mainland side.





THE ISLAND

A Ring Around Deep Water

Lagoon Caye is a non-developed private island distinguished by its ring-shaped topography. Within the protected Lagoon Range, a vegetated ring of land encloses a large interior lagoon, giving the island a private harbour inside its own borders. A naturally high ridge along the western shoreline provides a stable foundation for the primary structural footprint.

THE SETTING

Inside the Lagoon Range

The island is offered as a strategic acquisition for a luxury eco-resort or a multi-unit private residential compound — a rare shape in the Stann Creek District, where the surrounding waters carry the coral growth and marine life of the Belize Barrier Reef ecosystem.

THE ENTITLEMENTS

Permits in Hand

The island is sold with comprehensive development entitlements for five 30 by 30 foot residences and five 10 by 10 foot thatched palapas. The approved site plan includes structural provisions for elevated walkways and dedicated facilities for generators and utility equipment.

THE OPPORTUNITY

A Head Start on Building

That clearance is the offer's core: a buyer steps past the initial entitlement phase of a Caribbean island project and starts from an approved plan — five residences, two docks, and off-grid utility structures already contemplated.





LAND AND WATER

A Harbour of Its Own

More than 7,000 feet of Caribbean Sea frontage rings the island, with 5,000 feet of shoreline on the interior lagoon. The central lagoon covers roughly 25 acres, reaches depths over 30 feet, and its entrance holds about 6 feet — protected anchorage for larger vessels inside the island itself. Around the reef flat, abundant coral growth and vibrant marine life mark the Belize Barrier Reef ecosystem.

KNOWN FOR

Its ring shape — a deep interior lagoon harbour enclosed by the island itself, with entitlements in hand for five residences.

DAYTIME HIGH $\pm 85^{\circ}\text{F}$ · NIGHT LOW $\pm 76^{\circ}\text{F}$



BY WATER

The Boat from Placencia

Lagoon Caye is a boat island. Boats run from the Placencia Peninsula, 13 miles to the southwest, and from the Sittee River, 15 miles to the northwest — the two gateways the listing names. Placencia also carries the nearest airstrip, with onward connections through Belize City.

ARRIVAL & UTILITIES

Planned Docks, Off-Grid Systems

There are no existing utilities on the island. The development entitlements plan for independent power and water systems, with dedicated structures for generators and utility equipment, and two docking facilities — one 50 by 8 feet, one 30 by 8 feet.

DISTANCES — STRAIGHT LINE

Placencia 13 mi · Sittee River 15 mi · South Water Caye 15 mi

ONE RING • ONE LAGOON • 7,000 FT OF SEA FRONTAGE

LOCATION

On the Map

LAGOON RANGE • STANN CREEK DISTRICT, BELIZE



GALLERY

The Estate in Frames



The ring from above, neighbour caye beyond



Reef flat and patch reefs off the south shore (detail)



The turquoise southern lagoon (detail)



The reef range behind the island (detail)



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

LAGOON CAYE

STANN CREEK, 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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