

PRIVATE ISLANDS INC.

BODDEN CAYE

BELIZE BARRIER REEF, BELIZE



2 ACRES · FREEHOLD
PARTIALLY DEVELOPED · EXISTING RESIDENCE

16.980°N 88.095°W

ELEVATION — LOW-LYING CAYE

THE ESTATE

At a Glance

LOCATION	Belize Barrier Reef, Belize
TITLE	Freehold
LAND AREA	2 acres
DEVELOPMENT	Partially developed
RESIDENCE	Existing, functional
ELEVATION	Low-lying caye

MINUTES TO THE REEF LINE

The main reef line lies two minutes by boat away — diving, snorkelling and permit fishing start almost at the shoreline.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	2 acres
TITLE	TERRAIN
Freehold	Low-lying
WATERS	DISTRICT
Caribbean Sea	Stann Creek

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

REGION — BELIZE

Belize pairs British common-law roots with fee-simple freehold title — foreigners face no restrictions on owning offshore cayes, and the Registered Land Act secures titles with land certificates. On the southern reef coast, that certainty sits behind some of the Caribbean's finest fishing and diving water.





THE CAYE

A Head Start on the Reef

Bodden Cay is partially developed — a functional residence already stands on the island, giving a buyer immediate accommodation while further plans take shape. Around the perimeter, a substantial concrete supporting wall is under construction, an investment in resilience against erosion and rising seas that few cayes of this size can offer.

LAND AND WATER

Two Minutes to the Reef

The island holds a front-row seat to the Mesoamerican Barrier Reef: the main reef line is two minutes by boat away, with dive sites and snorkelling gardens beyond it, and permit, bonefish and seasonal tarpon in the surrounding flats. Turquoise shallows and white sand ring the caye, Dangriga is fifteen minutes by boat, and neighbouring Tobacco Caye adds dining and dive tours.

A NOTE ON IMAGERY

As disclosed in the listing itself, some visual material for this property consists of renderings and artistic interpretations intended for conceptual purposes only, and does not represent existing structures or exact topography. One gallery image that did not depict this island was excluded from this brochure.

LOCATION

On the Map

BELIZE BARRIER REEF • STANN CREEK, BELIZE



GALLERY

In Frames



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

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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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