

PRIVATE ISLANDS INC.

FALSE CAYE

BELIZE, CENTRAL AMERICA



THE ISLAND — TERRAIN

42 ACRES · FREEHOLD
NON-DEVELOPED · INNER LAGOON

16.601°N 88.339°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Off Placencia, Belize
TITLE	Freehold
LAND AREA	42 acres
STATUS	Non-developed
INNER LAGOON	Protected, central
CONCEPTS	Govt-approved plans

ACRES, MINUTES FROM SHORE

A whole freehold island within a three-minute boat ride of the Placencia Peninsula — scale and access that rarely combine in Belize.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	42 acres
TITLE	ELEVATION
Freehold	Low-lying caye
WATERS	DISTRICT
Caribbean Sea	Stann Creek

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REGION — BELIZE

Southern Belize runs on reef and river: the Placencia Peninsula, the Maya Mountains behind it, and the Barrier Reef offshore. English-speaking, with freehold title open to foreign buyers — a growth corridor where large island holdings near infrastructure have nearly vanished.





THE ISLAND

An Unbuilt Island, Whole

False Caye is a single non-developed island of mangrove shore, open ground and interior ponds, held freehold off the Placencia Peninsula. Nothing stands on it yet — the listing calls it a shovel-ready canvas, and the aerials show why: a complete island, still in its natural state.

THE CANVAS

Approved Concepts Included

The sale includes architectural plans that have already received preliminary approval from the Belize Government, shortening the regulatory road for a new owner. The listing frames the options plainly: a luxury hotel, a residential subdivision of estate lots, or a marina community on the Placencia Caye model.

THE LAGOON

A Harbour Waiting Inside

At the island's heart sits a protected inner lagoon — the feature the listing builds its vision around. It can be dredged or modified to form a high-security private harbour, or left as the calm centre of an overwater villa enclave.

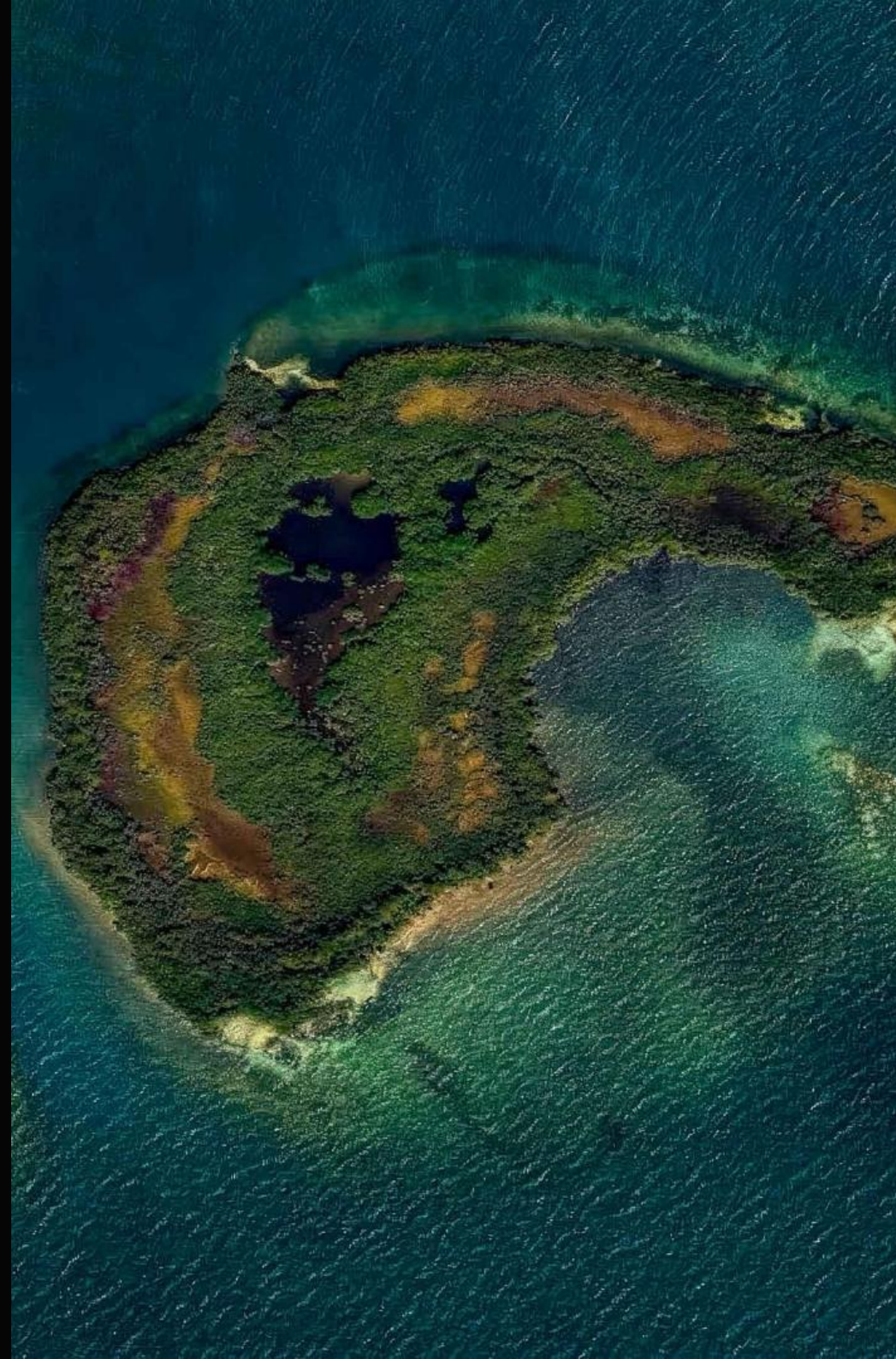
THE SETTING

Reef, Flats and Open Sea

Every side of the island offers a different water: live coral reef to the north and west, shallow fly-fishing flats to the east, and sunset views across to the Maya Mountains. It is biodiversity arranged around one buildable island.

A NOTE ON IMAGERY

As disclosed in the listing itself, some gallery pictures are artistic renderings — conceptual interpretations that do not represent existing structures, approved final built forms, or exact topography. Three such renderings are excluded from this brochure; every image shown is the undeveloped island itself.





LAND AND WATER

Reef, Flats and a Lagoon

The northern and western shores carry a healthy live coral reef, with snorkelling and diving feet from the shoreline. To the east, extensive shallow flats shelter bonefish and permit — the heart of the region's fly-fishing market. Between them, the protected inner lagoon gives the island a calm, enclosed water of its own.

KNOWN FOR

Scale with access — 42 undeveloped freehold acres with an inner lagoon, minutes off the Placencia Peninsula.

SUMMER HIGH 90°F · WINTER LOW 68°F · SEA TEMPERATURE 79-84°F



BY WATER

Three Minutes from the Peninsula

The listing puts the crossing at a three-minute boat ride from the Placencia Peninsula — Maya Beach, the nearest mainland community, is 1.4 miles straight-line from the island's centre, close enough to kayak on a calm day. Mainland labour, provisions and materials sit the same short hop away.

THE GATEWAY

Placencia Airstrip & the Village

Placencia Airport (PLJ) lies 4.7 miles straight-line to the southwest, a short drive from the mainland launch points, with Placencia village at 6.2 miles. International arrivals connect through Belize City — the island's logistics run on minutes, not expeditions.

DISTANCES — STRAIGHT LINE

Maya Beach 1.4 mi · Placencia Airport (PLJ) 4.7 mi · Placencia 6.2 mi

42 ACRES • ONE ISLAND • INNER LAGOON

LOCATION

On the Map

PLACENCIA PENINSULA • STANN CREEK, BELIZE



The Estate in Frames



The inner lagoon from above



Reef fringe along the southern shore



Patch reefs off the southern bay



The south-eastern bay and its patch reefs



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

FALSE 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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