

PRIVATE ISLANDS INC.

MAUGER CAYE

BELIZE, CENTRAL AMERICA

7 ACRES · FREEHOLD
62-FT LIGHTHOUSE — EST. 1868

17.606°N 87.771°W

ELEVATION — SUMMIT 24 FT

THE ISLAND — TERRAIN



THE ESTATE

At a Glance

LOCATION	Turneffe Atoll, Belize
TITLE	Freehold
LAND AREA	7 acres
LIGHTHOUSE	62-ft tower, est. 1868
DEVELOPMENT	Partially developed
SUMMIT	24 ft

FOOT LIGHTHOUSE TOWER

The island's active skeletal lighthouse — a Port Authority station whose tower is the elevated vantage over the surrounding reef.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	7 acres
TITLE	SUMMIT
Freehold	24 ft
WATERS	ATOLL
Caribbean Sea	Turneffe Atoll

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

REGION — BELIZE

Belize's cays sit behind the Barrier Reef in English-speaking, freehold country open to international buyers. Mauer Caye stands apart — at the northern apex of the Turneffe Atoll, the country's largest atoll, where the reef drops to deep water and dive boats work the walls.





THE SENTINEL

Sentinel of the North

Mauger Cay is home to the Mauger Cay Lighthouse, a 62-foot skeletal tower established in 1868 and still active, maintained by the Port Authority of Belize. The station's continued presence gives this outer-atoll island a sense of permanence and security — and an unparalleled elevated vantage over the surrounding reef systems.

THE CANVAS

Level Ground, Open Canvas

The seven acres remain largely untouched — level terrain, mature palms and coastal scrub, and an existing concrete bunker kept for storm safety. The listing frames the island for a private sanctuary or an elite, eco-sensitive dive lodge: snorkelling over the calm, shallow west, and wall diving where the reef drops away to the north and east.

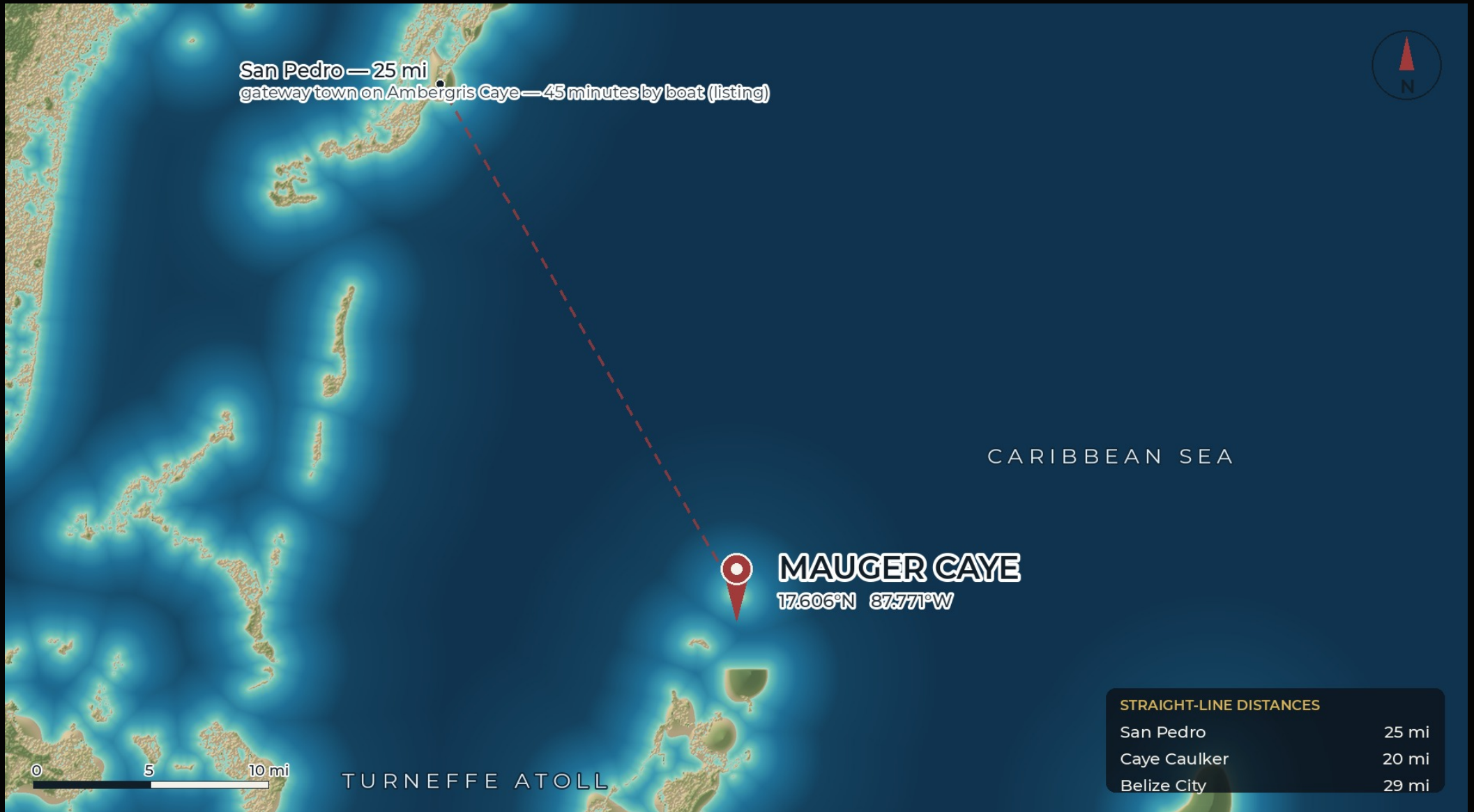
A NOTE ON IMAGERY

As disclosed in the listing itself, the renderings and recreations provided for this property are artistic interpretations for conceptual purposes only and do not represent existing structures, approved plans or exact topography. One gallery image found to carry an AI-generation watermark was excluded from this brochure.

LOCATION

On the Map

NORTHERN APEX OF TURNEFFE ATOLL • BELIZE



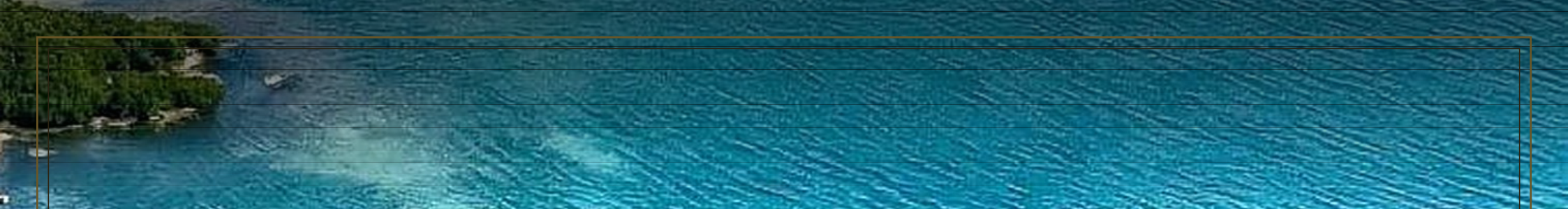
GALLERY

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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