

PRIVATE ISLANDS INC.

SUNSET ISLAND

BELIZE, CENTRAL AMERICA



0.25 ACRES • FREEHOLD
NON-DEVELOPED • OFF SAN PEDRO

17.932°N 87.979°W

ELEVATION — LOW-LYING CAYE

THE ESTATE

At a Glance

LOCATION	Off San Pedro, Belize
TITLE	Freehold
LAND AREA	0.25 acres
DEVELOPMENT	Non-developed
ELEVATION	Low-lying caye
ACCESS	5-min boat from San Pedro

ACRES — A WHOLE MICRO-ISLAND

A quarter-acre mangrove island held whole under one freehold title — a blank canvas one mile from San Pedro Town.

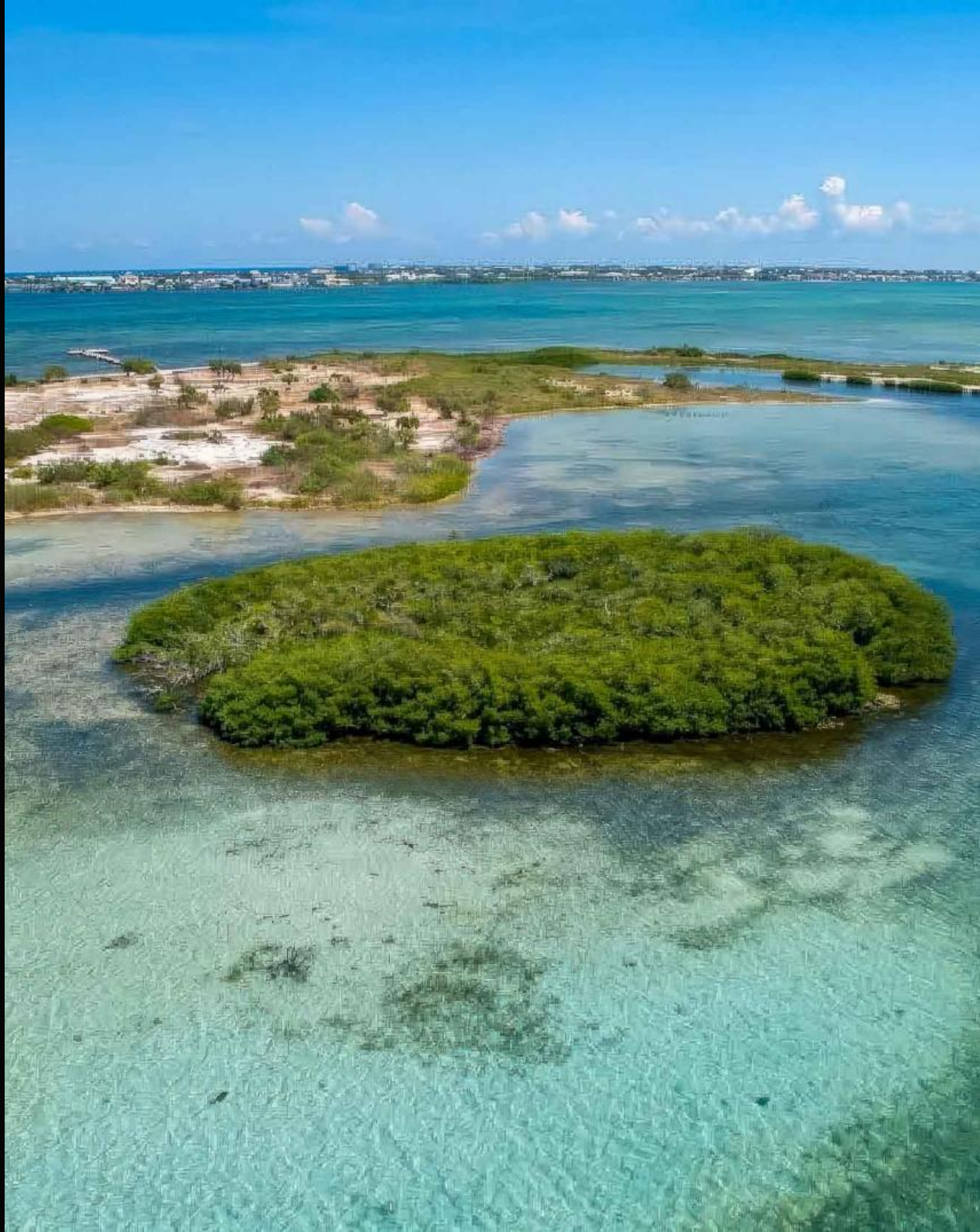
ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	0.25 acres
TITLE	TERRAIN
Freehold	Low-lying
WATERS	ACCESS
San Pedro Lagoon	5-min boat ride

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REGION — BELIZE

Belize's cayes trade on freehold title open to foreign buyers and the shelter of the Barrier Reef. Off Ambergris Caye's leeward shore, the San Pedro lagoon is the calm side of the island — mangrove cayes minutes by boat from San Pedro Town's restaurants, supplies and airstrip.





THE ISLAND

A Micro-Island, Whole

Sunset Island is a quarter-acre of undeveloped mangrove in the sheltered lagoon on Ambergris Caye's leeward side — lush tropical vegetation that shelters diverse birdlife and gives the island its secluded feel, a mile from San Pedro Town.

LAND AND WATER

Flats at the Shoreline

Shallow sandy flats ring the island in consistently calm water — world-class fly fishing for bonefish and permit from the shoreline, and safe ground for kayaking, paddleboarding and swimming, with the day's last light the show the island is named for.

A NOTE ON IMAGERY

As disclosed in the listing itself, some visual assets for this property are artistic interpretations intended for conceptual and inspirational purposes only, and do not represent existing structures or exact topography. One gallery image — a rendering of proposed cabins on this non-developed island — was excluded from this brochure.

LOCATION

On the Map

SAN PEDRO LAGOON • LEEWARD AMBERGRIS CAYE



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This brochure carries no printed price, so it can never be out of date.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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