

PRIVATE ISLANDS INC.

MANATEE CAYE

BELIZE, CENTRAL AMERICA



THE ISLAND — TERRAIN

5.25 ACRES • FREEHOLD
NON-DEVELOPED • PRIVATE ISLAND

17.453°N 88.066°W

ELEVATION — SUMMIT 16 FT



THE ESTATE

At a Glance

LOCATION	Off Belize City, Belize
TITLE	Freehold
LAND AREA	5.25 acres
STATUS	Non-developed
PLANNING	Cabana development approved
SUMMIT	16 ft

ACRES OF FREEHOLD ISLAND

A non-developed freehold caye inside the Barrier Reef, approved for luxury cabana development and held under one private title.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	5.25 acres
TITLE	SUMMIT
Freehold	16 ft
WATERS	REEF
Caribbean Sea	Barrier Reef 1.5 mi

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REGION — BELIZE

Belize's cayes shelter inside the Barrier Reef — the longest in the western hemisphere — in English-speaking, freehold country a short boat ride from the mainland. Manatee Caye sits in the Belize City corridor: close to marinas, supplies and the international airport, yet ringed by quiet mangrove cayes.





THE ISLAND

An Undeveloped Caye

Manatee Caye is a single non-developed island of open grass, scrub and palm groves, fringed with mangrove and a white-sand shore. Nothing is built here — the listing offers the island as a clean canvas, its interior largely open ground between the tree lines, with the sea on every side.

THE SETTING

Inside the Reef

The caye sits among a cluster of mangrove islands inside the Belize Barrier Reef, in pale turquoise shallows that deepen to a navigable channel. Small mangrove islets dot the water to the south, and larger cayes shelter the island to the north and east.

THE HARBOUR COVE

A Natural Harbour

A turquoise cove bites into the island's southern shore — the natural harbour the listing names, a sheltered, picturesque arrival point for shallow-draft boats, ringed by mangrove and opening onto the island's grass interior.

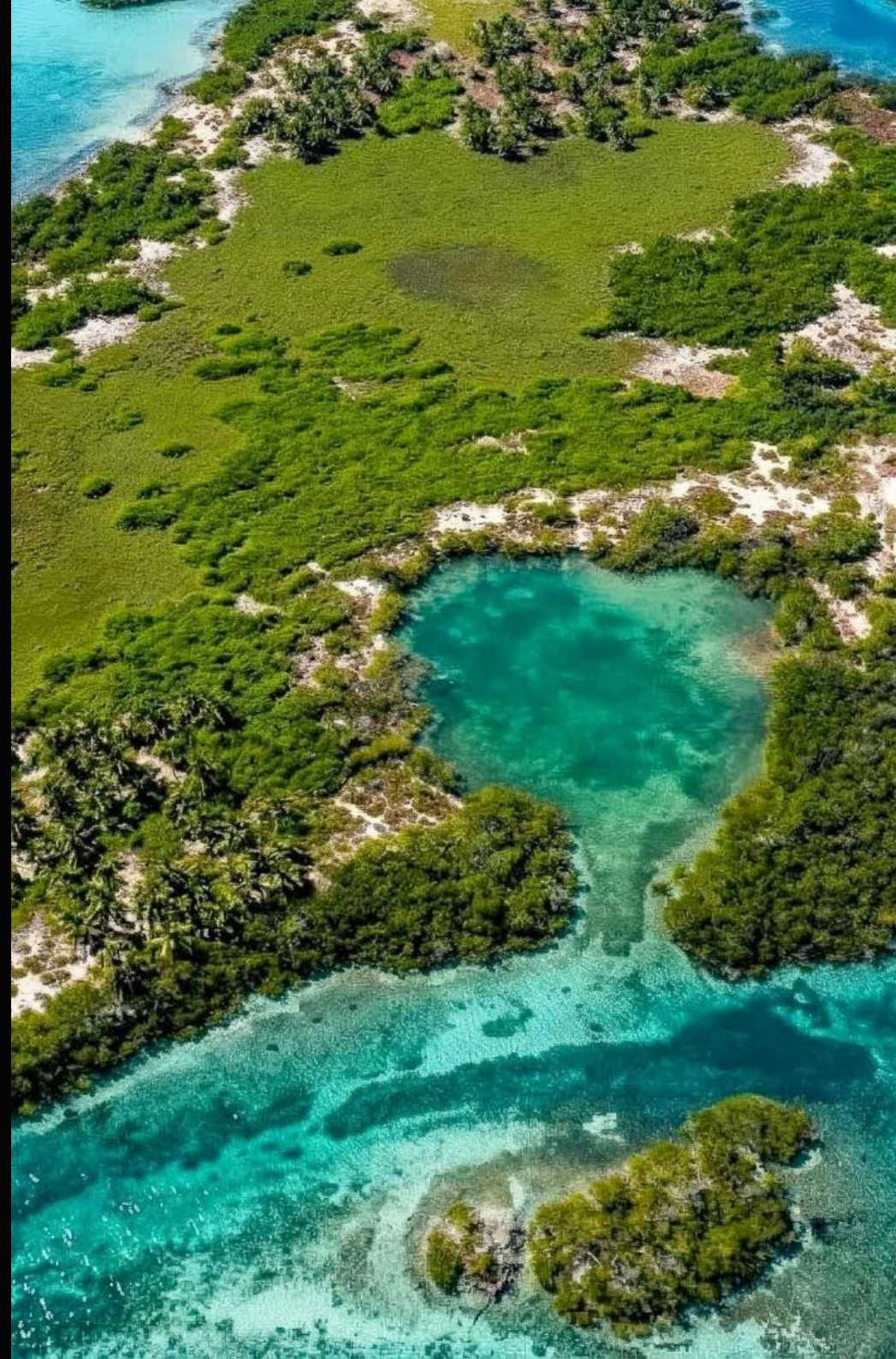
THE CANVAS

Approved to Build

The listing states the island is approved for luxury cabana development, and counts some 500 bearing coconut trees across it — a shaded canopy already in place. Off-grid by nature, it is presented as a candidate for a self-sufficient solar and rainwater build.

A NOTE ON IMAGERY

As disclosed in the listing itself, some gallery images are renderings and artistic interpretations of proposed development, not existing structures; two such renders are not used here. Fourteen further gallery images that do not depict this island were also excluded — this brochure is built only from verified photographs of Manatee Caye itself.





LAND AND WATER

Deep Water, Sheltered Cove

The listing describes a deep-water approach on the island's leeward side that stays calm when offshore winds pick up, allowing large sailboats and motor yachts to come alongside without extensive dredging. Inside the reef the surrounding water is clear and shallow over sand — suited to shoreline snorkelling — while the Barrier Reef itself, with its dive sites and fishing flats, lies about a mile and a half east.

KNOWN FOR

Accessible seclusion — nine miles from Belize City, inside the Barrier Reef, with deep-water access and a natural harbour cove.

DAYTIME HIGH $\pm 86^{\circ}\text{F}$ · NIGHT LOW $\pm 73^{\circ}\text{F}$



BY BOAT

Nine Miles from Belize City

Manatee Caye is a boat island nine miles east-southeast of Belize City — the listing puts the run at about twenty minutes — so supply trips, labour and provisions move at mainland ease rather than remote-atoll cost. The listing notes the approach allows safe navigation day or night.

THE GATEWAY

Belize City & BZE

Philip S. W. Goldson International Airport (BZE), Belize's international gateway, lies about 17 miles straight-line to the northwest. The standard arrival runs airport, road to a Belize City marina, and boat to the island; the listing also notes a 10-minute helicopter transfer.

DISTANCES — STRAIGHT LINE

St George's Caye 7 mi · Belize City 9 mi · Belize City Intl Airport 17 mi

ONE ISLAND • ONE FREEHOLD TITLE • 5.25 ACRES

LOCATION

On the Map

BELIZE DISTRICT • INSIDE THE BARRIER REEF



GALLERY

The Estate in Frames



The harbour cove from above



The palm grove at the island's end



Palms and grass at the shoreline



White sand and the reef flat



PRIVATE ISLANDS INC.

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MANATEE 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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