

PRIVATE ISLANDS INC.

ROSE CAY

ROATAN, BAY ISLANDS, HONDURAS



67 ACRES · FREEHOLD
THREE SANDY BEACHES

16.414°N 86.204°W

ELEVATION — SUMMIT 32 FT



THE ESTATE

At a Glance

LOCATION	South of Helene, Roatan
TITLE	Freehold
LAND AREA	67 acres
STATUS	Non-developed
BEACHES	Three sandy beaches
SUMMIT	32 ft

ACRES OF BLANK CANVAS

One of the largest non-developed island holdings in the Bay Islands — a clean slate, with no legacy structures to undo.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	67 acres
TITLE	SUMMIT
Freehold	32 ft
WATERS	ISLANDS
Caribbean Sea	Bay Islands, Honduras

www.privateislandsonline.com/central-america/honduras/rose-cay

REGION — HONDURAS

The Bay Islands lie off Honduras' Caribbean coast, ringed by the Mesoamerican Barrier Reef — the second-largest reef system on earth. Roatan is the largest of the group; its eastern end, Helene, is the quietest shore on the island, with Rose Cay lying in the bight beyond it.





THE ISLAND

A Green Landmass in the Bight

Rose Cay spans some 67 acres in the sheltered bight south of Helene — rolling, forested ground rising from three white-sand beaches to elevated building sites with unobstructed 360-degree ocean views.

THE CANVAS

Nothing Built, Nothing to Undo

The island is non-developed: a virgin holding ready for sustainable architecture, framed by the listing as a world-class eco-resort, an ultra-private family estate, or a legacy residential community.

PROVENANCE

Pirate-Era Iron

Authentic pirate-era cannons and other colonial artifacts remain on the island and will be conveyed with the sale — an immediate, unreplicable historical identity for whatever is built here.

THE SETTING

Helene Across the Water

Helene, the least-developed and most tranquil portion of Roatan, lies just across the bight. The proximity simplifies construction logistics compared with more remote atolls, without surrendering the seclusion.

A NOTE ON IMAGERY

The listing's lead gallery image is a still taken from an AI-generated video clip. It has been excluded from this brochure; every photograph printed here is a camera original from the listing's own gallery.





LAND AND WATER

Deep Water North, Coral Gardens South

The north and west sides carry deep-water access suitable for large yachts or a full-service private marina. The southern shore is a snorkeler's paradise — shallow coral gardens alive with marine life at the edge of the Mesoamerican Barrier Reef, with diving and sport fishing throughout.

KNOWN FOR

Scale without structures — 67 non-developed freehold acres with deep water, three beaches, and pirate-era cannons conveyed.

DAYTIME HIGH $\pm 87^{\circ}\text{F}$ · NIGHT LOW $\pm 76^{\circ}\text{F}$



BY AIR & ROAD

Roatan International (RTB)

Roatan's International Airport (RTB) is approximately 36 kilometres away — about 22 miles straight-line — with direct flights from major U.S. and international hubs. From the airport, a scenic drive and a brief boat transfer reach the island in under an hour.

POWER

Grid Next Door, Sun Overhead

Grid electricity serves the nearby community of Santa Elena on Helene, and a subsea cable to Rose Cay is considered a straightforward engineering task. The island's orientation also suits a high-performance hybrid solar and wind system.

DISTANCES — STRAIGHT LINE

Santa Elena 1 mi · Oak Ridge 10 mi · Roatan Int'l Airport (RTB) 22 mi

ONE ISLAND • 67 ACRES • THREE BEACHES

LOCATION

On the Map

BAY ISLANDS • HONDURAS, CARIBBEAN SEA



GALLERY

The Estate in Frames



A wide white-sand beach



Emerald shallows on the reef side



The wooded point from above



A sand spit at the shore



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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