

PRIVATE ISLANDS INC.

SOUTH SADDLE CAYE

BELIZE, CENTRAL AMERICA



4.84 ACRES • FREEHOLD
DOE-APPROVED MASTER PLAN

16.513°N 88.261°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Off Placencia, Belize
TITLE	Freehold
LAND AREA	4.84 acres
DEVELOPMENT	Non-developed
MASTER PLAN	DOE-approved
ELEVATION	Low-lying caye

ACRES, SHOVEL-READY

Seawalls and retaining walls are built and the ground is elevated — permits, studies and drawings transfer with the sale.

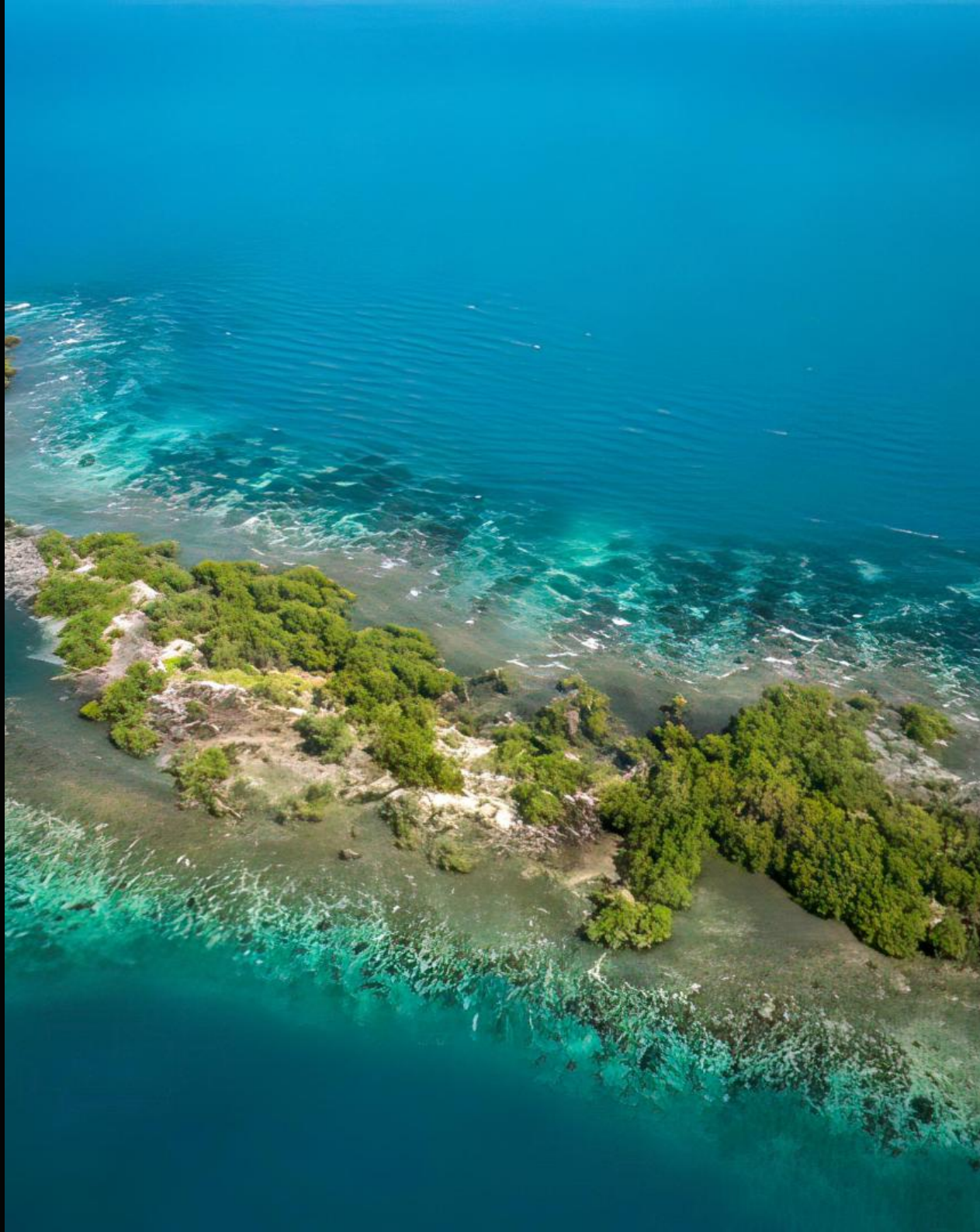
ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	4.84 acres
TITLE	TERRAIN
Freehold	Low-lying
WATERS	NEAREST TOWN
Caribbean Sea	Placencia

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REGION — BELIZE

Belize is Central America's English-speaking Caribbean coast, where freehold title is open to international buyers and the Barrier Reef shelters a lagoon of low cayes. Placencia, in the southern Stann Creek district, is its beach-village hub — restaurants, marinas and an airstrip minutes from the Lark Caye Range.





THE ISLAND

A Long, Slender Caye

South Saddle Caye runs long and slender through the Lark Caye Range, a dual-sided island with water on every side and 360-degree Caribbean views. Dense mangrove and palm growth shelter the shore, and the listing reads it as total privacy in Belize's most popular southern tourism corridor.

THE CANVAS

An Estate or an Eco-Resort

The island is offered non-developed, ready to become an ultra-exclusive single-family estate or a high-end boutique eco-resort. Its elongated shape keeps service functions — generators, desalination, staff housing — tucked away at the eastern end, apart from the guest experience.

THE APPROVED VISION

A Villa Across the Water

The approved master plan centres on a five-bedroom overwater villa designed to connect the island's eastern and western points. All architectural drawings and Department of the Environment approvals are already in place, so a buyer moves straight from acquisition to construction.

READY TO BUILD

The Hard Work Done

The island has already been elevated on comprehensive environmental studies. Permanent seawalls and pimento palm retaining walls secure deep structural sand, and the sale includes all permits, environmental studies and the preliminary storage structures already on the island.

A NOTE ON IMAGERY

The approved villa is not yet built. Three gallery images — architectural renders of the planned villa and its interiors — were excluded from this brochure, as was an AI-animated video still duplicating a photograph used here. The photographs shown are the listing's own views of the island as it stands.





LAND AND WATER

A Mile of Snorkelling

Nearly a mile of snorkelling and diving territory runs along the island's immediate shoreline, where healthy coral gardens host schools of mahi mahi, wahoo and snapper. The western side divides between a windward beach for snorkelling and a sheltered leeward cove for paddleboarding; the eastern side is dense, protective mangrove, with trails toward some of Placencia's most productive fly-fishing flats.

KNOWN FOR

Its DOE-approved master plan — a five-bedroom overwater villa linking the island's two sides, with the elevation and seawall works already done.

DAYTIME HIGH ±86°F · NIGHT LOW ±72°F



BY BOAT

Six Miles from Placencia

South Saddle Cay lies only six miles from Placencia — 15 to 20 minutes by boat, even in moderate sea conditions. That proximity allows daily staff commuting and easy guest transfers, making this one of the most efficient islands in the Stann Creek district.

THE GATEWAY

Placencia & Its Airstrip

Placencia village, at the tip of its peninsula, provides the island's restaurants, marinas and services, and its airstrip receives the domestic flights that connect the south coast to Belize's international gateway — the standard arrival runs airport, road to the shore, and boat to the island.

DISTANCES — STRAIGHT LINE

Lark Caye 1 mi · Placencia 7 mi · Placencia Airport 7 mi

ONE ISLAND • ONE APPROVED PLAN • 4.84 ACRES

LOCATION

On the Map

LARK CAYE RANGE • STANN CREEK, BELIZE



GALLERY

The Estate in Frames



A cleared point inside the seawalls



Canopy on the island's eastern lobe



Reef flats toward the far end



Palms along the sandy shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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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.



www.privateislandsonline.com/central-america/belize/south-saddle-caye-1

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