PRIVATE ISLANDS INC.

CROSS CAYE PARCEL

BELIZE



1.07 ACRES · FREEHOLD PARCEL

100+ FT OF SEA FRONTAGE

16.980°N 88.048°W

ELEVATION — HILLTOP 20 FT



THE ESTATE

At a Glance

LOCATION	Cross Caye, off Dangriga
TITLE	Freehold
LAND AREA	1.067 acres (parcel)
SEA FRONTAGE	100+ ft
DEVELOPMENT	Non-developed
THE CAYE	Cross Caye, about 110 acres

ACRES OF TITLED FREEHOLD

Titled freehold on a reef-side caye, a short boat run from Dangriga: a small parcel with the Barrier Reef, a resort neighbour and a Coast Guard station all within easy reach.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
1.067 acres

TITLE
Freehold

HILLTOP
20 ft

WATERS
Caribbean Sea

OFFERING
Parcel on Cross Caye

www.privateislandsonline.com/central-america/belize/cross-caye-parcel

REGION — BELIZE

Belize runs on British Common Law with fee-simple freehold titles and no restrictions on foreign ownership of offshore cayes; island titles are evidenced by Land Certificates under the Registered Land Act, with stamp duty at 8 percent. The Stann Creek cayes sit inside the reef, in calm water a short run from the mainland.





THE OFFERING

A Parcel on Cross Caye

This brochure covers a 1.067-acre parcel on Cross Caye, not the whole island. The parcel sits on the south-eastern tip of the caye, a titled freehold holding in one of Belize's most pristine marine corridors: a rare chance to own island real estate at parcel scale, with the seclusion of an off-grid caye and a mainland town 25 minutes away by boat.

THE CANVAS

Undeveloped and Flexible

The parcel is a blank canvas: non-developed freehold land with maximum architectural flexibility, whether the vision is a modern sustainable villa or a small collection of eco-cabins. Its 1.067 acres leave room for a main structure and the supporting off-grid infrastructure an island build needs.

THE LAND

High and Dry Ground

The land is described as mostly high and dry, a stable foundation for construction, with selective filling in lower areas able to widen the buildable footprint further. Deep mangrove and tropical canopy cover the caye, and the parcel's south-eastern position takes the reef-side light and breeze.

THE NEIGHBOURS

A Resort Next Door

A stone's throw away, the family-run Cindiri Beach Resort proves island hospitality works in this exact micro-climate, and the Belize Coast Guard station less than a mile away adds a layer of security rare on an undeveloped caye. Bone fishing and deep-sea diving begin at the shoreline.





LAND AND WATER

Frontage on the Inner Reef

The parcel fronts the inner reef with over 100 feet of direct sea frontage, opening onto clear, low-current water suited to swimming, kayaking and paddle boarding straight from the shoreline. Cross Caye itself is a mangrove caye of about 110 acres with a dark interior lagoon in its western third; less than half a mile east of the parcel, the Belize Barrier Reef runs along the caye's reef flat, with bone fishing and deep-sea diving at the doorstep.

KNOWN FOR

A titled 1.067-acre parcel on the south-eastern tip of Cross Caye, with 100+ feet of sea frontage, high dry terrain and the Barrier Reef less than half a mile away.

DAYTIME HIGH ±85°F · NIGHT LOW ±75°F



BY BOAT

25 Minutes from Dangriga

Dangriga, the Stann Creek District town, lies about 12 miles straight-line to the west: a 25-minute boat ride per the listing, and the hub for domestic flights, supplies and healthcare. Tobacco Caye is about 6 miles south, some 10 minutes away by boat, and the Belize Coast Guard station sits less than a mile from the island.

UTILITIES

Off-Grid by Design

The parcel is currently off-grid, and the listing presents it as well suited to modern sustainable systems: high-efficiency solar arrays and rainwater harvesting. Its high, dry ground reduces the works a build needs before those systems go in.

DISTANCES — STRAIGHT LINE

Dangriga 12 mi · Tobacco Caye 6 mi · Placencia 38 mi

LOCATION

On the Map

CROSS CAYE • OFF DANGRIGA, BELIZE



GALLERY

The Estate in Frames



The resort clearing on the south shore



Mangrove canopy meeting the shoreline



Shore and reef flat, east side



The interior lagoon and its mangrove shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CROSS CAYE PARCEL

CROSS CAYE, BELIZE

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/cross-caye-parcel

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