PRIVATE ISLANDS INC.

ZAMA CAYE

PLACENCIA, BELIZE



4 ACRES · FREEHOLD

TURNKEY · RESTAURANT & CASITA

16.470°N 88.297°W



THE ESTATE

At a Glance

LOCATION	Placencia, Belize
TITLE	Freehold
LAND AREA	4 acres
RESIDENCE	1-bedroom casita
RESTAURANT	Paradiso Grill — operating
POWER	Diesel + solar-ready

OVER-WATER UNITS — DESIGNED

A designed resort concept for 18 over-water units with private plunge pools gives a buyer a ready roadmap for scaling the island.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
4 acres

TITLE
Freehold

TERRAIN
Low-lying

WATERS
Caribbean Sea

GATEWAY
Placencia

www.privateislandsonline.com/central-america/belize/zama-caye

REGION — BELIZE

Belize's southern cayes sit inside the barrier reef off the Placencia Peninsula, where freehold islands are scarce and a working tourism town is minutes away by boat. Zama Caye — the former Scipio Caye — lies in the Lark Caye Range, east of Placencia village.





THE ISLAND

Four Acres of Garden

Zama Caye is a lush tropical garden as much as an island: established walking trails run through the interior, palms fringe the beaches, and a unique saltwater-fed pond sits within the grounds. It is developed ground, ready to use from the day of purchase.

THE SETTING

Inside the Reef

A vibrant coral reef system surrounds the caye. The northeast side is the snorkelling side, rich with marine life, while the southwest side forms a naturally protected harbour the listing identifies as suitable for large-scale dock construction.

THE CASITA

The One-Bedroom Casita

The casita is a stylish one-bedroom residence with high ceilings, air conditioning and a covered verandah, finished with quartz countertops, stainless-steel fixtures and LED lighting. Staff housing, a generator hut and a lockable tool store support it.

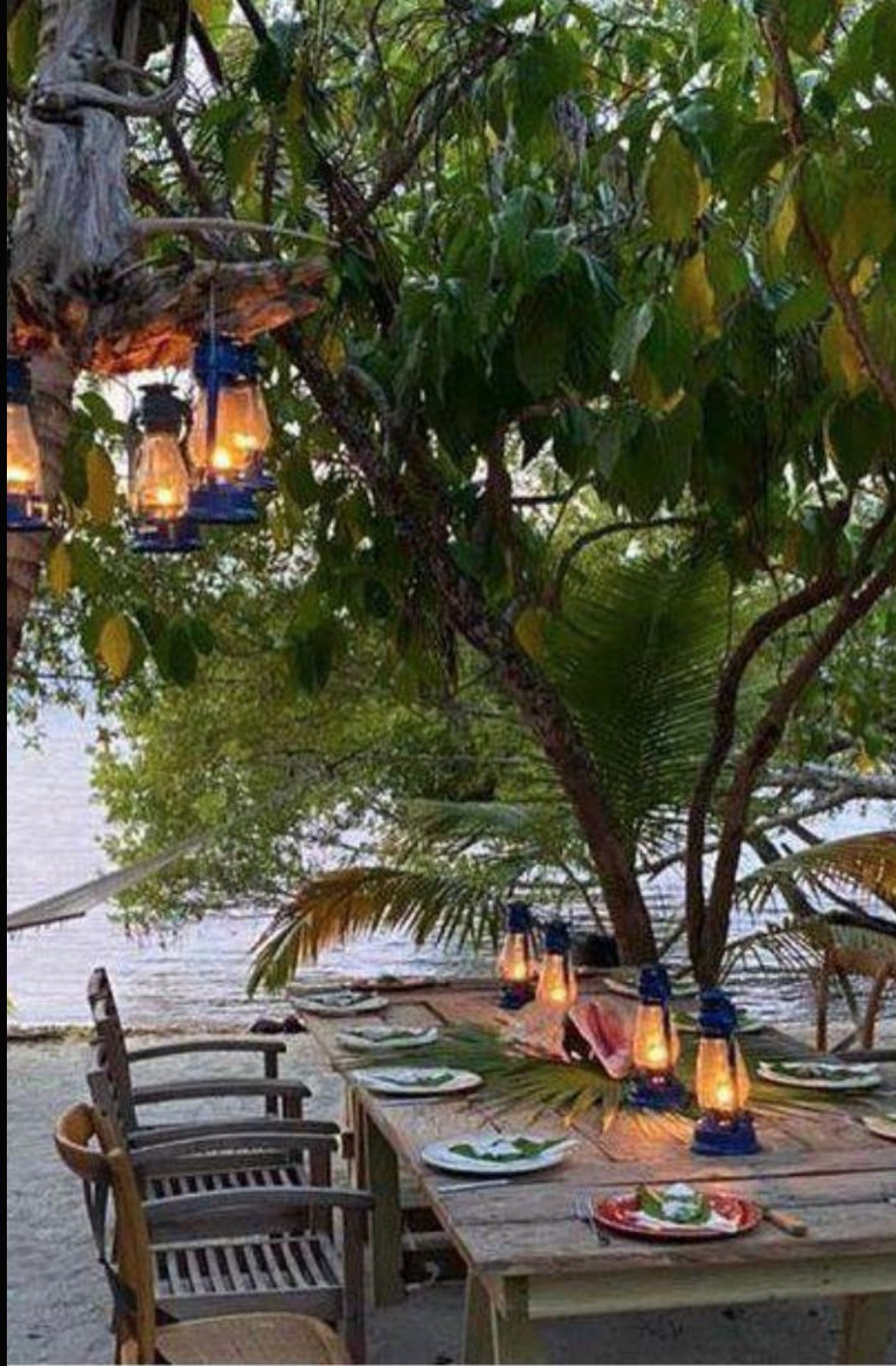
PARADISO GRILL

The Island's Table

Paradiso Grill is a fully operational restaurant and the island's social hub — a wood-fired pizza oven, a large professional BBQ grill and an outdoor kitchen under a bamboo-roofed deck seating twelve guests.

A NOTE ON IMAGERY

The live gallery includes AI-generated aerial images and computer renders of the designed — but unbuilt — 18-unit resort concept. Those images are not photographs of the island today and are excluded here; every photograph in this brochure is a real photograph from the listing gallery.





LAND AND WATER

Reef, Beach and Harbour

The land is four acres of garden, trail and palm-fringed beach wrapped around a saltwater-fed pond. The water is reef on every side — snorkelling ground to the northeast, a sheltered harbour to the southwest — in the warm Caribbean inside Belize's barrier reef, a short boat ride from the mainland shore.

KNOWN FOR

Turnkey barefoot luxury — an operating grill, a finished casita and a designed 18-unit resort concept on four freehold acres.

DAYTIME HIGH ±85°F · NIGHT LOW ±74°F



BY BOAT

Six Miles from Placencia

Placencia village is 6 miles straight-line to the northwest — the listing puts the boat ride at under 15 minutes. Supplies, staff and guests move on that short crossing, and the listing notes the Belize Coast Guard stationed less than a mile away.

THE GATEWAY

Placencia & Its Airport

Placencia is southern Belize's tourism hub, with the medical services and mainland amenities the listing points to always within reach. Placencia Airport sits just north of the village, about 6 miles from the caye in a straight line.

DISTANCES — STRAIGHT LINE

Bugle Caye 2 mi · Lark Caye 3 mi · Placencia 6 mi

LOCATION

On the Map

LARK CAYE RANGE • OFF PLACENCIA, BELIZE



GALLERY

The Estate in Frames



The BBQ grill on the deck



The wood-fired pizza oven



Paradiso Grill's bamboo-roofed deck



Beach chairs under the palms



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ZAMA CAYE

PLACENCIA, 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/zama-caye

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