PRIVATE ISLANDS INC.

TURQUOISE CAYE

BELIZE, CENTRAL AMERICA

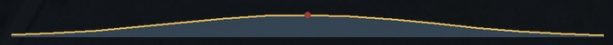


4.78 ACRES · FREEHOLD

2,437 FT OF SHORELINE

18.108°N 87.966°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Leeward of Ambergris Caye
TITLE	Freehold
LAND AREA	4.78 acres
SHORELINE	2,437 ft
DOCK	140-ft concrete dock
ELEVATION	Low-lying caye

FEET OF SHORELINE

A full 2,437 feet of shoreline wraps the island, including a 785-foot west-facing coast made for sunsets over calm leeward water.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
4.78 acres

TITLE
Freehold

TERRAIN
Low-lying

WATERS
Chetumal Bay

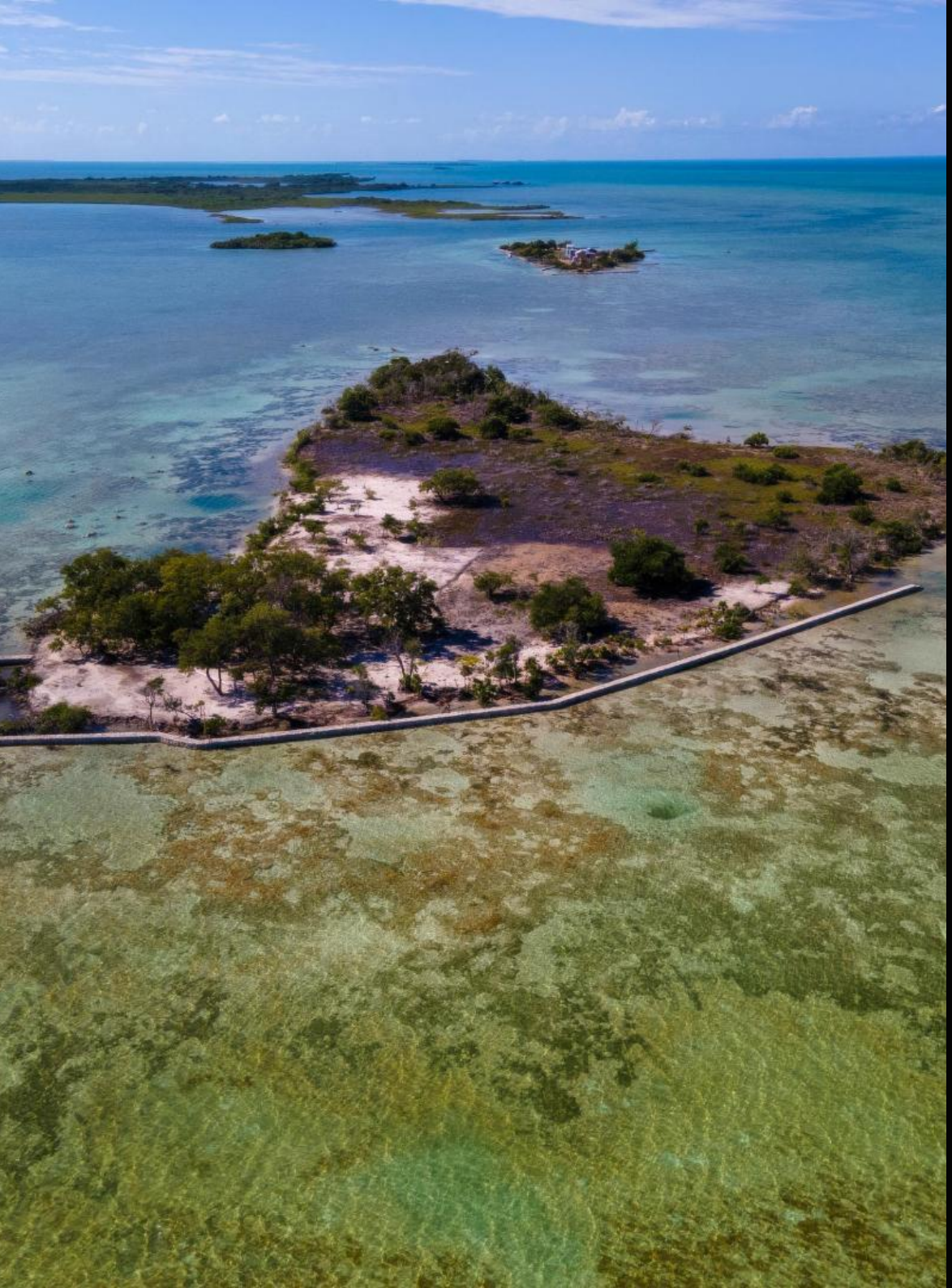
NEAREST TOWN
San Pedro

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

REGION — BELIZE

Belize holds its cayes inside the Barrier Reef, the northern hemisphere's longest — but the leeward side of Ambergris Caye faces the calm of Chetumal Bay instead. Freehold title is open to international buyers, English is the language, and San Pedro anchors the country's leading island economy.





THE ISLAND

A Shovel-Ready Island

Turquoise Caye has already done the slow work. Key building areas have been raised above flood grade on engineered fill with drainage, strategic areas are cleared and graded for residential or resort footprints, and portions of the shoreline are stabilised in stone and rubble — a developed head start in Belize's most sought-after corridor.

THE CANVAS

Room for a Vision

At 4.78 acres the island supports a principal residence with guest pavilions, an ultra-luxury private compound, or a boutique eco-resort with beachfront villas. The listing frames all three — what makes each credible is the infrastructure already in the ground.

THE SHORELINE

A Sunset Coast

The island's 2,437 feet of shoreline include a rare 785-foot west-facing coast with unobstructed views over the calm turquoise water of the leeward side — sheltered from the open Atlantic, with historically minimal sargassum impact.

THE ARRIVAL

The Stone Seawall Dock

A 140-foot stone and concrete-surfaced seawall dock gives the island a permanent, secure arrival point for deep-draft vessels and private tenders — the first thing a buyer usually has to build, already built.

A NOTE ON IMAGERY

One image supplied with this listing is a rendered view showing a finished thatched resort and pool. No such structures stand on the island, which is offered cleared and shovel-ready, and the listing carries no disclosure of the render. It was excluded from this brochure; the photographs shown here are the listing's own aerials of the island as it is.





LAND AND WATER

Calm Water, Coral Flats

The surrounding waters are notably calm and clear — a protected environment for swimming, kayaking and paddleboarding directly from the private dock. Shallow coral flats run off the shores, and the leeward position keeps the island in sheltered water while the reef coast of Ambergris faces the open sea.

KNOWN FOR

Its head start — engineered building pads, a permanent 140-foot concrete dock and 2,437 feet of shoreline on a shovel-ready freehold caye.

DAYTIME HIGH ±86°F • NIGHT LOW ±72°F



BY WATER

Thirty Minutes from San Pedro

Turquoise Caye is a 30-to-35-minute boat ride from San Pedro Town on Ambergris Caye, across the sheltered leeward water west of the island. The run lands at the island's own 140-foot concrete dock.

THE GATEWAY

San Pedro & the World

San Pedro Airport (SPR) provides multiple daily connections to Belize City and its international gateway, about 45 miles straight-line to the southwest — the standard arrival runs international flight, short hop to San Pedro, and boat to the island.

DISTANCES — STRAIGHT LINE

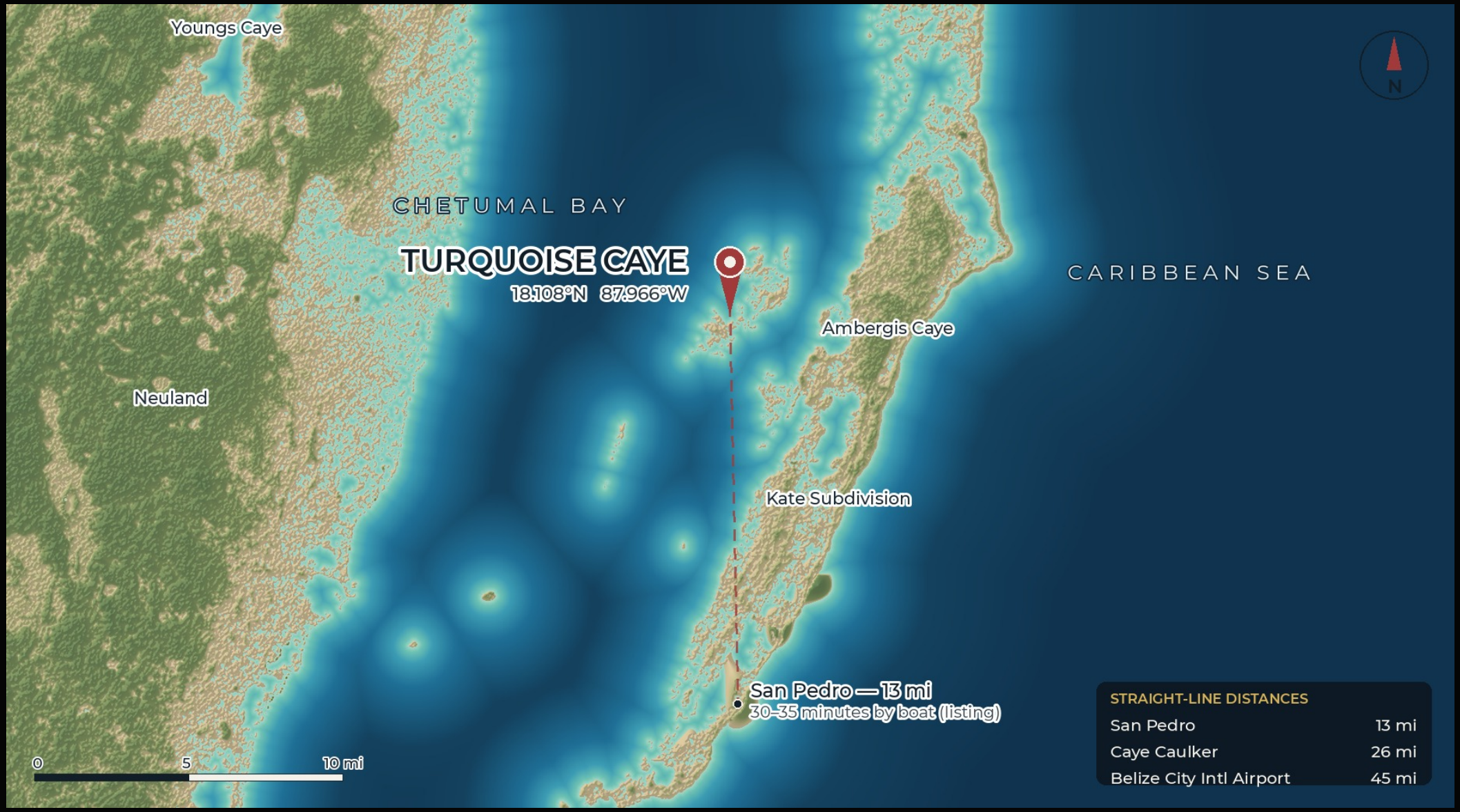
San Pedro 13 mi · Caye Caulker 26 mi · Belize City Int'l Airport 45 mi

ONE ISLAND • 4.78 ACRES • 2,437 FT OF SHORELINE

LOCATION

On the Map

CHETUMAL BAY • BELIZE DISTRICT, BELIZE



GALLERY

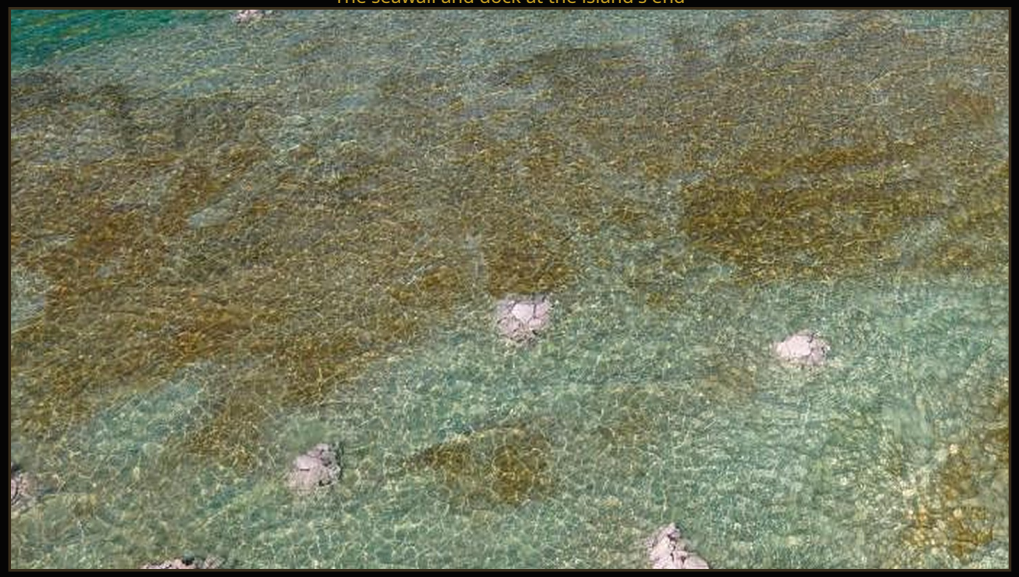
The Estate in Frames



The seawall and dock at the island's end



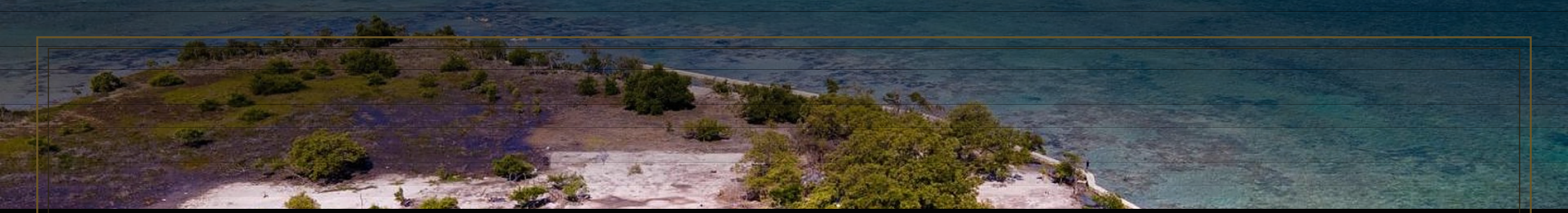
Cleared building pads above the shore



Coral heads in the shallow flat



The island from directly above



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

TURQUOISE 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.

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

info@privateislandsinc.com

www.privateislandsonline.com