PRIVATE ISLANDS INC.

SHAG CAYE

DROWNED CAYES, BELIZE



2 ACRES · FREEHOLD

SEAWALL & FILL COMPLETE

17.468°N 88.059°W

ELEVATION — LOW-LYING CAYE

THE ESTATE

At a Glance

LOCATION	Drowned Cayes, Belize
TITLE	Freehold
LAND AREA	2 acres
SHORELINE	Seawall complete
GROUND	Filled & cleared
ELEVATION	Low-lying caye

ACRES, READY TO BUILD

The seawall is built and the fill is in place — the slow, costly groundwork of island development is already done.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
2 acres

TITLE
Freehold

TERRAIN
Low-lying

WATERS
Caribbean Sea

GATEWAY
Belize City

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

REGION — BELIZE

Belize fronts the Caribbean with the longest barrier reef in the northern hemisphere and hundreds of cayes inside it. The Drowned Cayes are the capital's own island chain — close to Belize City's marinas and airport, with freehold title open to international buyers.





THE ISLAND

A Canvas Already Prepared

Shag Caye has been fully prepped for construction: a professional seawall protects the shoreline, the ground has been raised with high-quality fill, and mature coconut palms already landscape the island. What is offered is a vacant, stable canvas — without the years of permitting and reclamation a raw mangrove caye demands.

THE SCALE

Room to Build

At 2 acres the island carries a multi-dwelling private estate or a six-to-eight-key boutique lodge, without the maintenance burden of a larger archipelago. The listing estimates the completed groundwork saves a buyer eighteen to twenty-four months of permitting and reclamation time.

THE SETTING

Inside the Reef

The island stands alone inside the Belize Barrier Reef, a UNESCO World Heritage site, in crystalline water the listing describes as suitable for private docks and yacht arrival. Bonefishing, snorkelling and scuba diving begin at the shoreline, and the standalone geography keeps the shore entirely private.

SELF-SUFFICIENCY

Designed for Off-Grid Living

The cleared ground is ready for solar arrays, water catchment and pier construction. A new owner installs independent power — solar or wind — and water by desalination or catchment, while the near-mainland position keeps cellular and internet coverage within reach.

A NOTE ON IMAGERY

One gallery image — a still from an AI-generated video clip — was excluded from this brochure. The listing describes the island today as a vacant, prepped blank canvas, and no buildings are offered with the sale; camp structures visible in some photographs belong to the island's earlier use.





LAND AND WATER

Seawall, Fill & Reef Water

A completed seawall rings the filled ground, holding a level building platform above crystalline shallows. The surrounding water is described in the listing as deep enough for private docks and yacht arrival, and the reef system offshore carries tropical marine life, game fish and clear snorkelling and diving water.

KNOWN FOR

Shovel-ready ground — a completed seawall and quality fill on a 2-acre freehold caye inside the Belize Barrier Reef.

DAYTIME HIGH ±86°F • NIGHT LOW ±72°F



BY BOAT

Twenty Minutes from the City

Shag Caye is a boat island, twenty minutes by water from the marinas of Belize City, eight miles off the mainland coast per the listing. St. George's Caye, the historic island settlement, lies six miles north in the same sheltered inside-reef waters.

THE GATEWAY

Belize City & the Airport

International arrivals land at Philip S.W. Goldson International Airport, seventeen miles straight-line to the north-west. The standard run is airport, road to the marina, and the twenty-minute boat ride out to the island.

DISTANCES — STRAIGHT LINE

St. George's Caye 6 mi · Belize City 9 mi · Philip S.W. Goldson Int'l Airport 17 mi

ONE ISLAND • ONE TITLE • 2 ACRES

LOCATION

On the Map

DROWNED CAYES • BELIZE DISTRICT, BELIZE



GALLERY

The Estate in Frames



Palms at the island's filled point



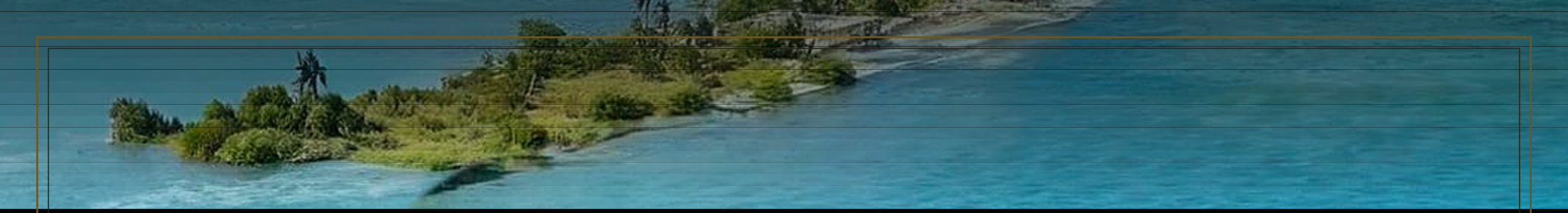
The cleared strip inside its seawall



Palms above the seawall shore



Coconut palms over the shallows



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

SHAG CAYE

DROWNED CAYES, 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/shag-caye

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