PRIVATE ISLANDS INC.

CAYO VIOLÍN

BAY OF CHETUMAL, MEXICO



321.23 ACRES · FREEHOLD

130 HECTARES · ONE ISLAND

18.808°N 88.088°W



THE ESTATE

At a Glance

LOCATION	Bay of Chetumal, Mexico
TITLE	Freehold
LAND AREA	321.23 acres (130 ha)
STATUS	Non-developed
ISLAND	Private island, Quintana Roo
TERRAIN	Low-lying mangrove cay

ACRES, UNTOUCHED

One freehold island of 130 hectares — pristine tropical landscape with no development on it, ready for a single owner's vision.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
321.23 acres

TITLE
Freehold

TERRAIN
Low-lying

WATERS
Bay of Chetumal

STATE
Quintana Roo

www.privateislandsonline.com/central-america/mexico/cayo-violn

REGION — QUINTANA ROO, MEXICO

Quintana Roo is Mexico's Caribbean state, running from Cancún down the Costa Maya to the Bay of Chetumal on the Belize border. Its southern coast — Bacalar, Mahahual and Chetumal — is the region's emerging frontier, quieter and less built than the Riviera Maya.





THE ISLAND

An Untouched Frontier

Cayo Violín spans approximately 130 hectares of pristine tropical landscape in the Bay of Chetumal. The listing calls it a massive untouched frontier — raw natural beauty and crystal-clear Caribbean waters, with exceptional potential for high-scale luxury development.

THE CANVAS

A Blank Canvas

The island is entirely undeveloped: an untouched tropical landscape allowing fully custom architectural design from the ground up, whether a flagship eco-resort, a boutique spa destination, or a sovereign-scale private estate.

LAND & SHORE

Mangrove & Sand

A vast coastal perimeter rings the island — extensive seafront views, natural pockets suited to private sandy beaches, and mangrove shallows where young mangroves root in clear water along the shore.

THE POSITION

In the Path of Growth

The listing places the island near the Magic Town of Bacalar and the cruise port of Mahahual, directly in the path of high-net-worth tourism expansion along the Costa Maya — total isolation inside one of the world's most visited tourism regions.





LAND AND WATER

Calm Bay Waters

The island sits in the calm, turquoise waters of the Bay of Chetumal — a sheltered environment the listing describes as safe and serene for water sports and boat arrivals. Its size ensures total visual and acoustic privacy: a true sanctuary at the edge of the Mexican Caribbean.

KNOWN FOR

Scale and seclusion — 321 untouched freehold acres in the Bay of Chetumal, a blank canvas for a flagship eco-resort or a private estate.

DAYTIME HIGH ±88°F • NIGHT LOW ±73°F



BY WATER

A Boat Island

Cayo Violín is reached by boat across the Bay of Chetumal. The listing names Bacalar, the Magic Town on its famous lagoon, at 22 miles straight-line, with the Costa Maya cruise port of Mahahual at 26 miles.

THE GATEWAY

Chetumal & the South

Chetumal, the state capital on the bay's southern shore, lies 25 miles straight-line — the regional hub for the south of Quintana Roo, at the Belize border. From the mainland shore, the island is a boat ride across calm bay water.

DISTANCES — STRAIGHT LINE

Bacalar 22 mi · Chetumal 25 mi · Mahahual 26 mi

ONE ISLAND • 321.23 ACRES • FULLY UNDEVELOPED

LOCATION

On the Map

BAY OF CHETUMAL • QUINTANA ROO, MEXICO



GALLERY

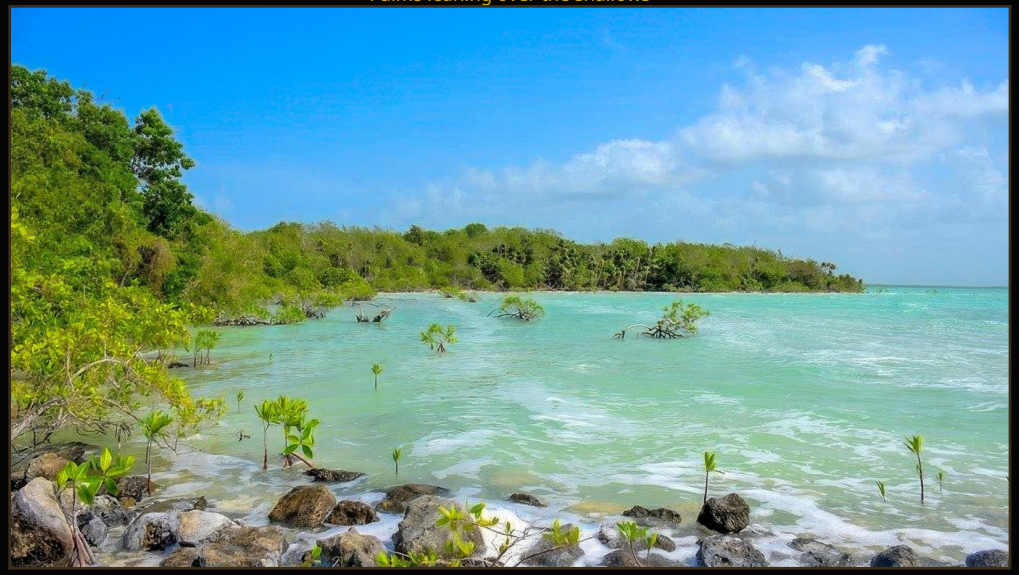
The Estate in Frames



Palms leaning over the shallows



The island shoreline from the air



Mangrove shore and clear water



Palm canopy above the beach



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CAYO VIOLÍN

BAY OF CHETUMAL, MEXICO

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/mexico/cayo-violn

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