PRIVATE ISLANDS INC.

WATER CAYE

BELIZE, CENTRAL AMERICA



577 ACRES · FREEHOLD

4.4 MILES OF WATER FRONTAGE

17.381°N 88.065°W



THE ESTATE

At a Glance

LOCATION	SE of Belize City, Belize
TITLE	Freehold
LAND AREA	577 acres
WATER FRONTAGE	4.4 miles
DEVELOPMENT	Cove developed
ELEVATION	Low-lying caye

ACRES BESIDE THE CHANNEL

A single freehold island holding — the main island, its resort cove and east-shore parcels, beside deep water.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
577 acres

TITLE
Freehold

TERRAIN
Low-lying

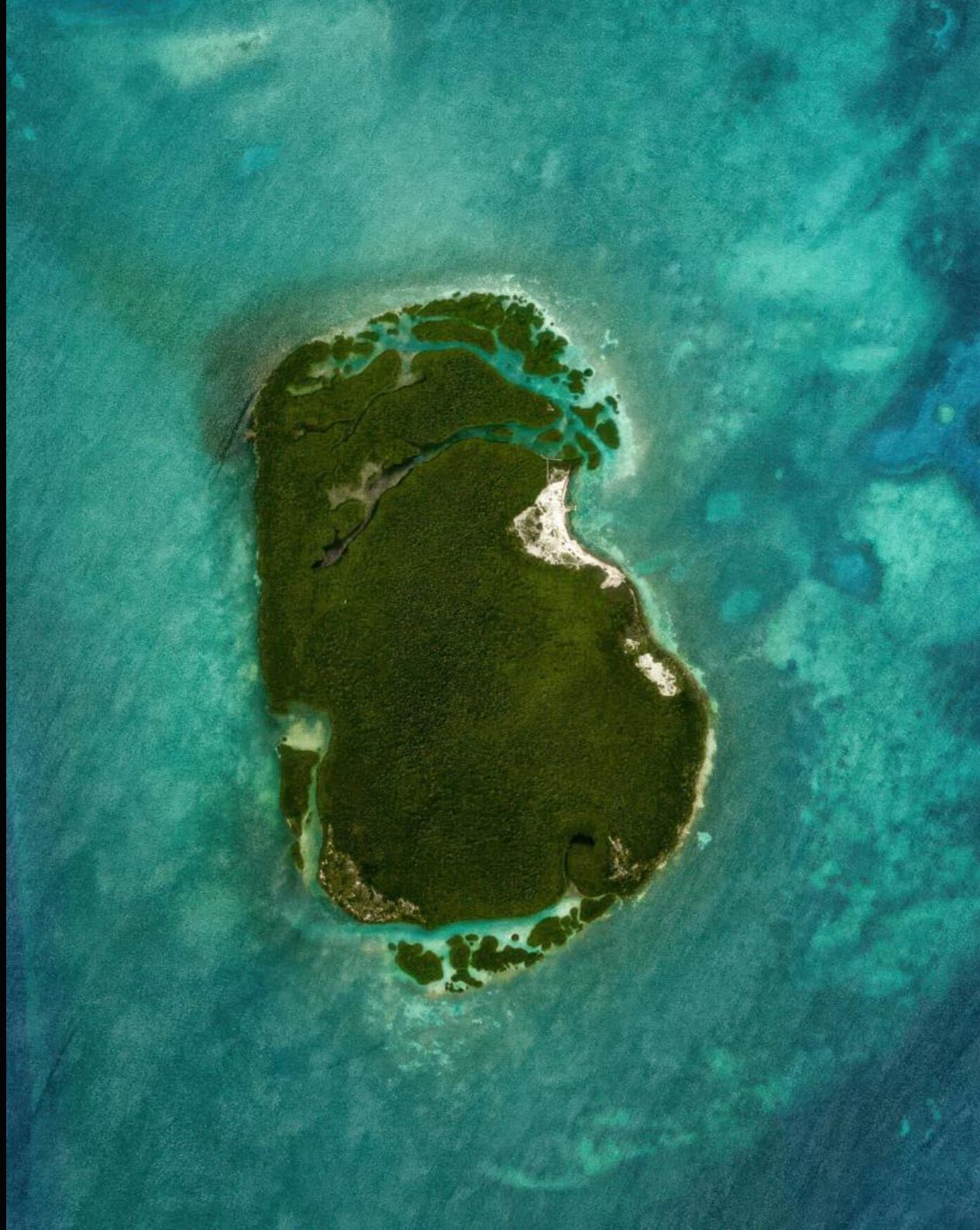
WATERS
Caribbean Sea

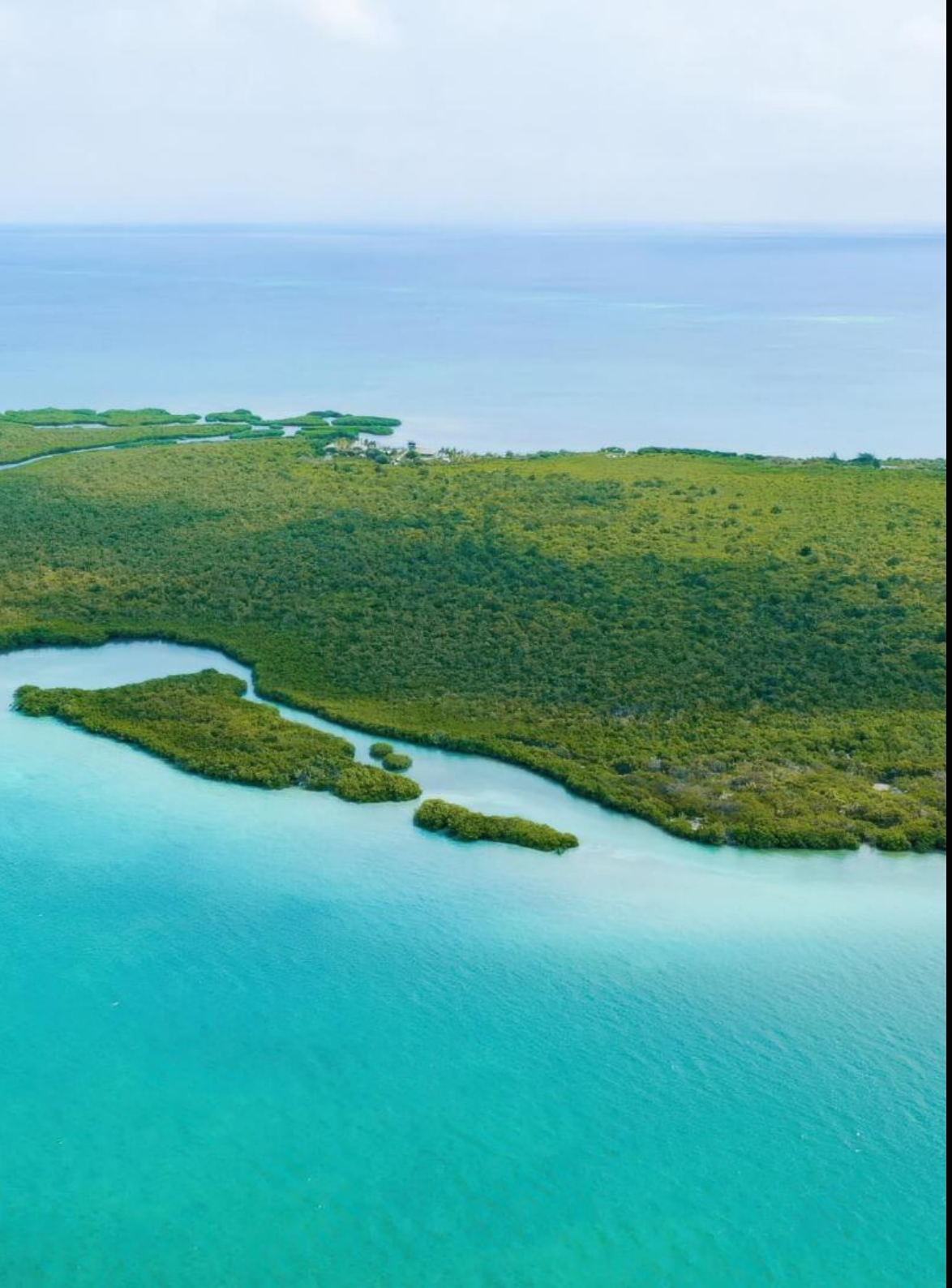
NEAREST CITY
Belize City

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

REGION — BELIZE

Belize holds its cayes in freehold, in English, inside the longest barrier reef in the northern hemisphere. Off Belize City the cayes sit in calm, reef-sheltered water minutes from the capital — the country's commercial heart, its port and its international airport.





THE ISLAND

Scale Beside the Channel

Water Caye runs to 577 titled acres southeast of Belize City — a monumental private island in one of the Caribbean's most strategic maritime corridors. The listing reads it as a blank canvas for large-scale, transformative development: sheer acreage, an extensive natural canal system and a massive shoreline perimeter, held under one freehold title.

THE CANVAS

Room for a Vision

The development potential the listing frames is top-tier: an exclusive residential community of branded villas and oceanfront estates, a mixed-use ecosystem of luxury retail, commercial hubs and hospitality, and interior acreage sufficient for a championship-calibre golf course.

THE CANALS

Water Through the Land

Natural canals weave through the island, offering sheltered, deep-water conditions the listing reads as ideal for a state-of-the-art marina — super-yachts and commercial vessels inside the island's own waterways, behind 4.4 miles of water frontage.

THE COVE

The Developed Cove

One corner of the island is already developed: the gallery shows a beach cove on the east shore with a large palapa, cottages and a dock reaching over the water — the island's working landing, and the starting point the listing's larger plans build from.





LAND AND WATER

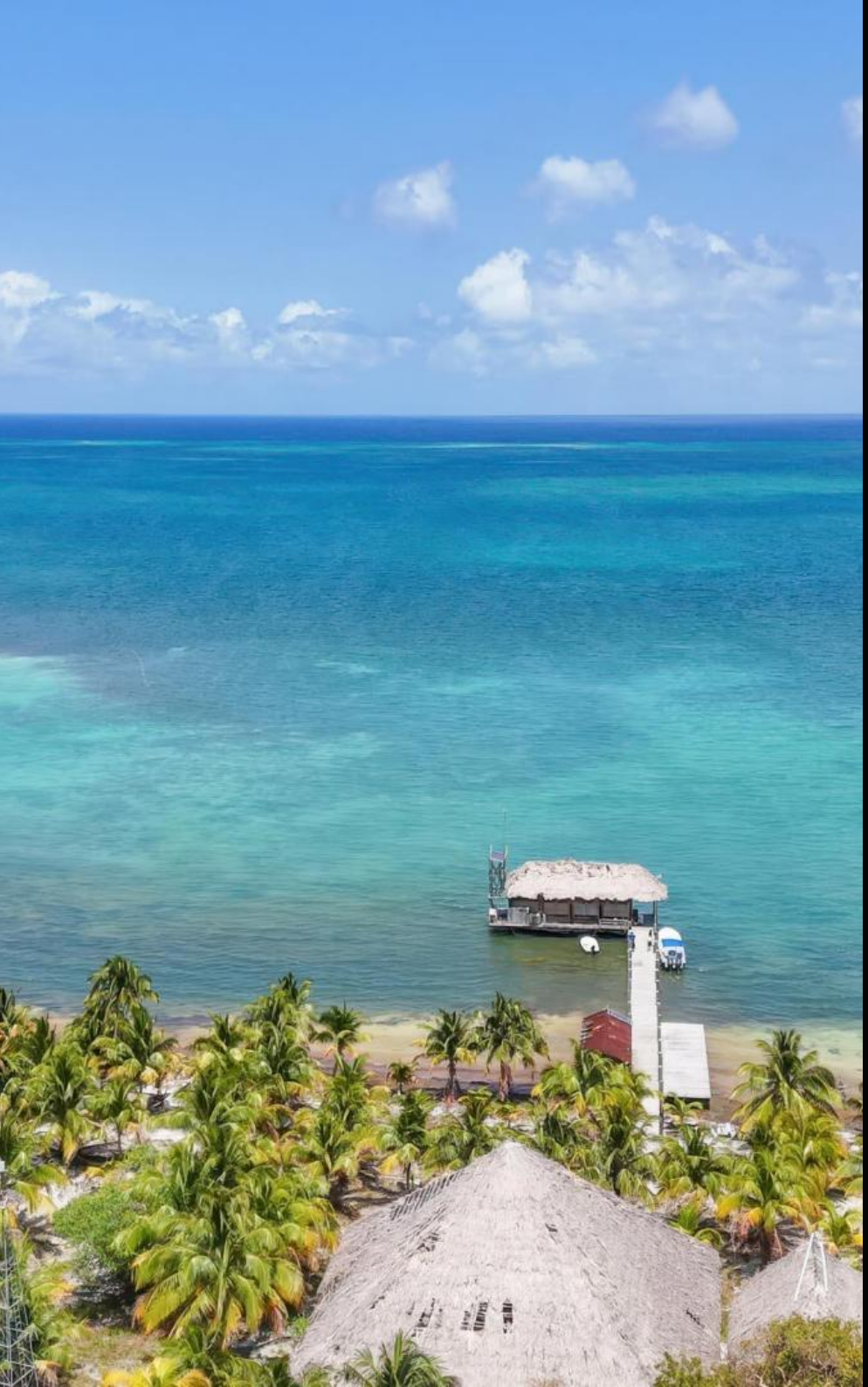
Canals, Frontage, Deep Water

The island fronts the sea with 4.4 miles of water frontage — an almost limitless perimeter for waterfront development. Through the land, the natural canals give sheltered deep water for marina use; off the west shore, the Deep Water Shipping Channel lies just 2,800 feet away, the asset behind the conceptual plans already developed for a high-end cruise port and terminal.

KNOWN FOR

Its position — 577 acres beside Belize's deep-water shipping channel, twenty minutes from Belize City.

DAYTIME HIGH ±86°F · NIGHT LOW ±72°F



BY BOAT

Twenty Minutes from Belize City

Water Caye is a boat island, and a close one: the listing puts it a mere 20 minutes from Belize City, holding a convenient link to mainland resources while keeping its exclusive island character. The developed cove's dock is the arrival — palapa, beach and cottages on the east shore.

THE GATEWAY

The Airport in Under an Hour

International arrivals land at Philip S.W. Goldson International Airport, and the listing puts travellers at the island in under an hour. The listing also notes the acreage gives a clear path to a private airstrip for direct jet and charter access.

DISTANCES — STRAIGHT LINE

English Caye 4 mi · Belize City 12 mi · Philip S.W. Goldson Int'l Airport 19 mi

ONE ISLAND • THREE TITLED PARCELS • 577 ACRES

LOCATION

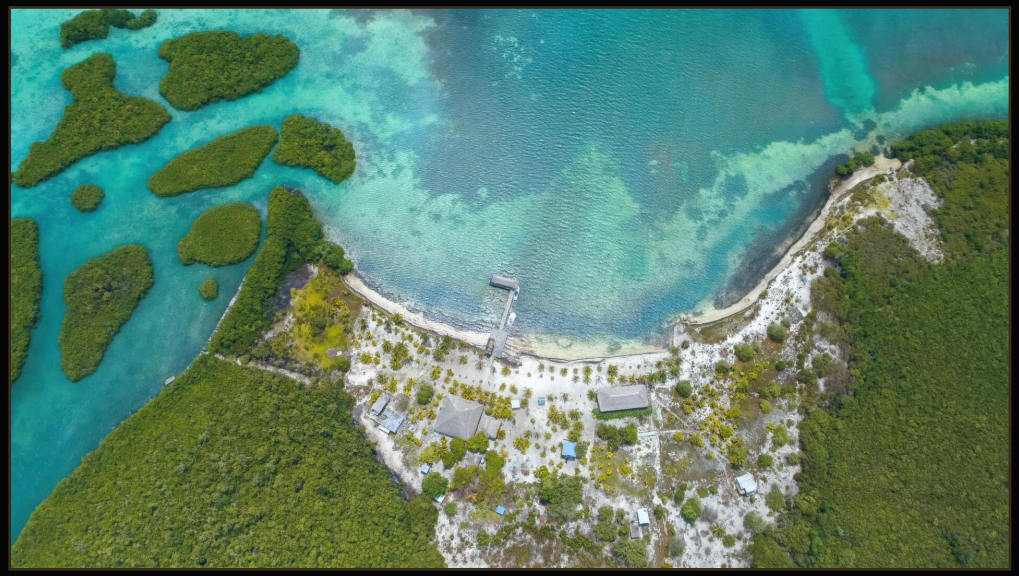
On the Map

SOUTHEAST OF BELIZE CITY • BELIZE DISTRICT, BELIZE



GALLERY

The Estate in Frames



The developed cove from above



The dock and overwater palapa



Open water off the island



Mangrove islets off the south shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

WATER 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.

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