PRIVATE ISLANDS INC.

LITTLE CALABASH CAYE

TURNEFFE ATOLL, BELIZE



0.10 ACRES · FREEHOLD

UNDEVELOPED · NO STRUCTURES

17.282°N 87.808°W

ELEVATION — LOW-LYING SAND CAYE

THE ESTATE

At a Glance

LOCATION	Turneffe Atoll, Belize
TITLE	Freehold
LAND AREA	0.10 acres
STATUS	Undeveloped
ELEVATION	Low-lying sand caye
SETTING	Marine Reserve

SQUARE FEET OF WHITE SAND

The whole island — one patch of coral sand inside the Turneffe Atoll Marine Reserve, ringed by reef flat.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
0.10 acres

TITLE
Freehold

TERRAIN
Low-lying sand caye

WATERS
Caribbean Sea

DISTRICT
Belize District

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REGION — BELIZE

Belize is English-speaking Central America under British common law, where foreigners may hold fee-simple freehold title to offshore cayes, secured under the Registered Land Act. Its reef — the largest in the Western Hemisphere — and the Turneffe Atoll anchor a marine-reserve culture few markets can match.





THE ISLAND

A Minimalist's Island

Little Calabash Caye is approximately 4,356 square feet of soft white coral sand — small in scale, but placed for total privacy from the mainland, just a short boat commute from the research and ranger facilities on neighbouring Calabash Caye, across the channel in this photograph.

THE BLANK SLATE

Nothing Built — By Design

There are no permanent structures on the island: a blank slate for a low-impact eco-retreat, a raised observation deck, or a private day-use cabana. Inside a marine reserve, any future development must meet the highest environmental standards — a trophy asset for ecological integrity over square footage.

THE NEIGHBOURHOOD

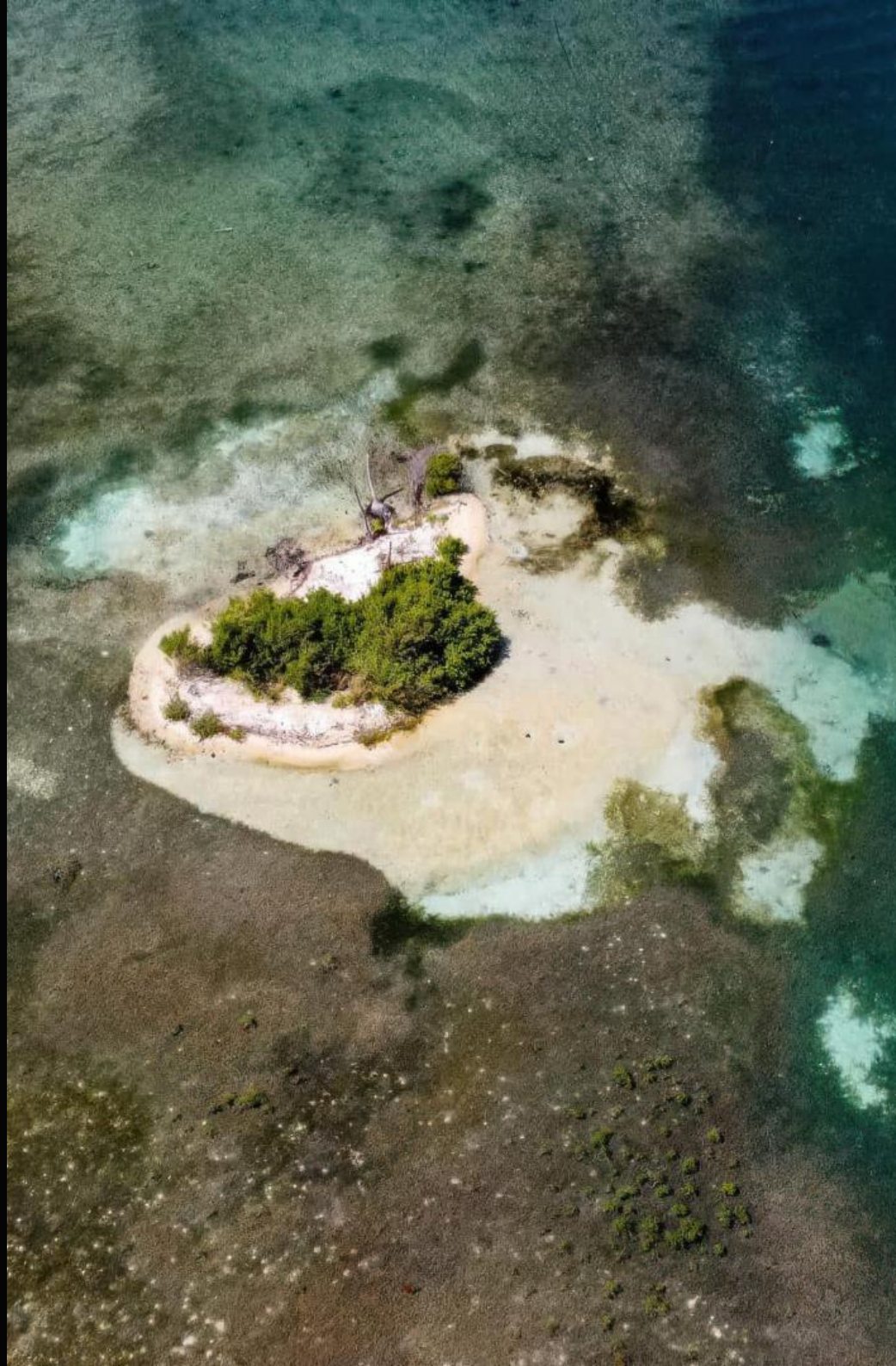
Beside the Research Station

The island fronts the Turneffe Atoll Marine Reserve, a protected area managed for sustainable use and biodiversity. Its proximity to the Calabash Caye Marine Research Field Station puts it in an environmental neighbourhood where the surrounding waters are monitored, patrolled and kept in peak condition.

THE APPEAL

For the Aquatic Purist

The value here is not acreage but location — a titled island within a globally recognised marine reserve, for an owner whose life revolves around the ocean. It is a footprint in a world-class aquatic sanctuary that few others can claim.





LAND AND WATER

Sand, Reef and Open Water

The terrain is soft, white coral sand that has seen some natural erosion, with potential for sustainable reclamation. Around it lies a labyrinth of patch coral and fringe reefs: multiple renowned dive sites sit less than a mile in any direction, visibility often exceeds 80 feet, and eagle rays, nurse sharks and reef fish patrol the flats. The wider reef system adds saltwater fishing for bonefish, tarpon and permit.

KNOWN FOR

A titled micro-island inside the Turneffe Atoll Marine Reserve — dive sites under a mile in every direction and flats fishing for bonefish, tarpon and permit.

DAYTIME HIGH ±89°F · NIGHT LOW ±70°F



BY BOAT

Exclusively by Boat

Access is by boat only — typically a scenic journey from Belize City, 30 miles straight-line to the northwest, or a very short transit from neighbouring Calabash Caye, whose research station and ranger facilities sit across the channel. The island is off-grid: no utilities or waste systems, with portable solar and composting the natural fit for a future owner.

THE GATEWAY

Belize City & the Airport

International arrivals land at Philip S. W. Goldson International Airport, 37 miles straight-line from the caye, then transfer through Belize City to the boat. Turneffe Island Resort lies 9 miles south, and the Great Blue Hole 18 miles east — the atoll's landmarks measure the neighbourhood.

DISTANCES — STRAIGHT LINE

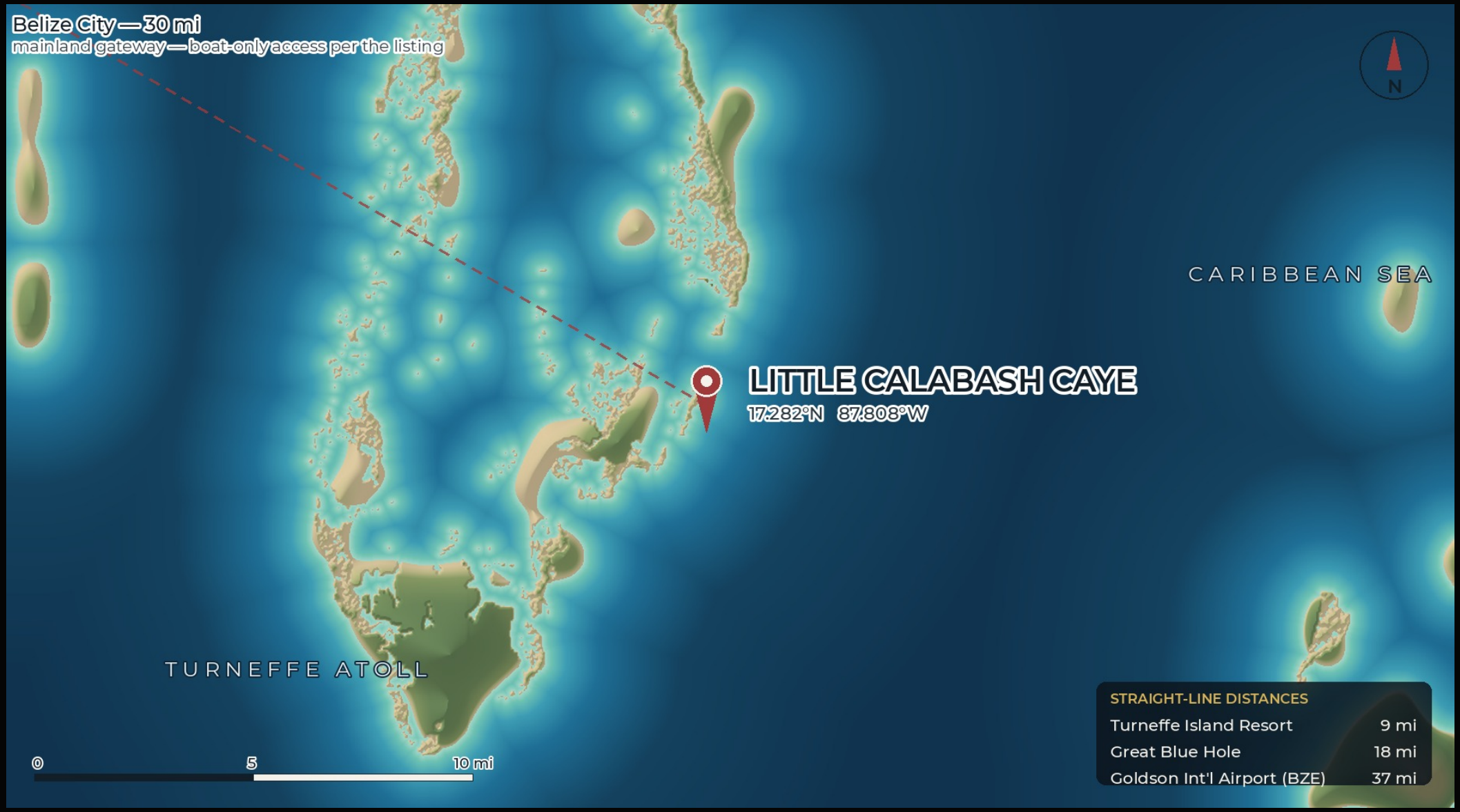
Belize City 30 mi · Turneffe Island Resort 9 mi · Great Blue Hole 18 mi · Goldson Int'l Airport 37 mi

ONE SAND CAYE • ONE TITLE • 0.10 ACRES

LOCATION

On the Map

TURNEFFE ATOLL • BELIZE DISTRICT, BELIZE



GALLERY

The Estate in Frames



The caye from the reef flat



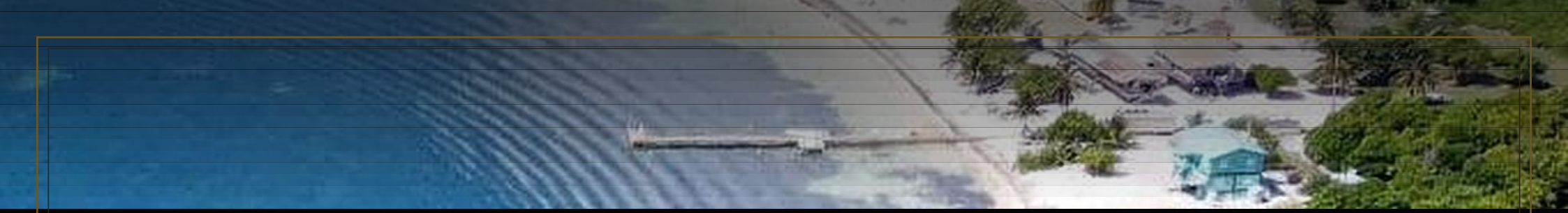
Sand apron and mangrove heart



The channel from Calabash Caye



Top-down — sand and mangrove



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

LITTLE CALABASH CAYE

TURNEFFE ATOLL, 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/little-calabash-caye

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