PRIVATE ISLANDS INC.

THE BALAM RESERVE

BELIZE, CENTRAL AMERICA



8.97 ACRES · FREEHOLD
UNDEVELOPED PRIVATE ISLAND

17.969°N 88.152°W

ELEVATION — SUMMIT 20 FT



THE ESTATE

At a Glance

LOCATION	Lagoon west of Ambergris Caye, Belize
LAND AREA	8.97 acres (36,300 sq m)
TITLE	Freehold
SUMMIT	20 ft
SHORELINE	Natural sandy beaches
STATUS	Undeveloped

ARRIVAL INFRASTRUCTURE IN PLACE

Most undeveloped cayes ask a buyer to build the arrival as well as the vision. Here it already exists: a dedicated helipad and a dock built to accommodate a yacht.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
8.97 acres

TITLE
Freehold

SUMMIT
20 ft

STRUCTURES
None — blank canvas

STATUS
Undeveloped

www.privateislandsonline.com/central-america/belize/the-balam-reserve

REGION — BELIZE

Belize is the Caribbean coast of Central America where English is the language of law and business, under a British Common Law system. Foreign buyers may hold fee-simple freehold title, offshore cayes included, evidenced by Land Certificates; transfer carries an 8% stamp duty.



THE LAND

A Verified Blank Canvas

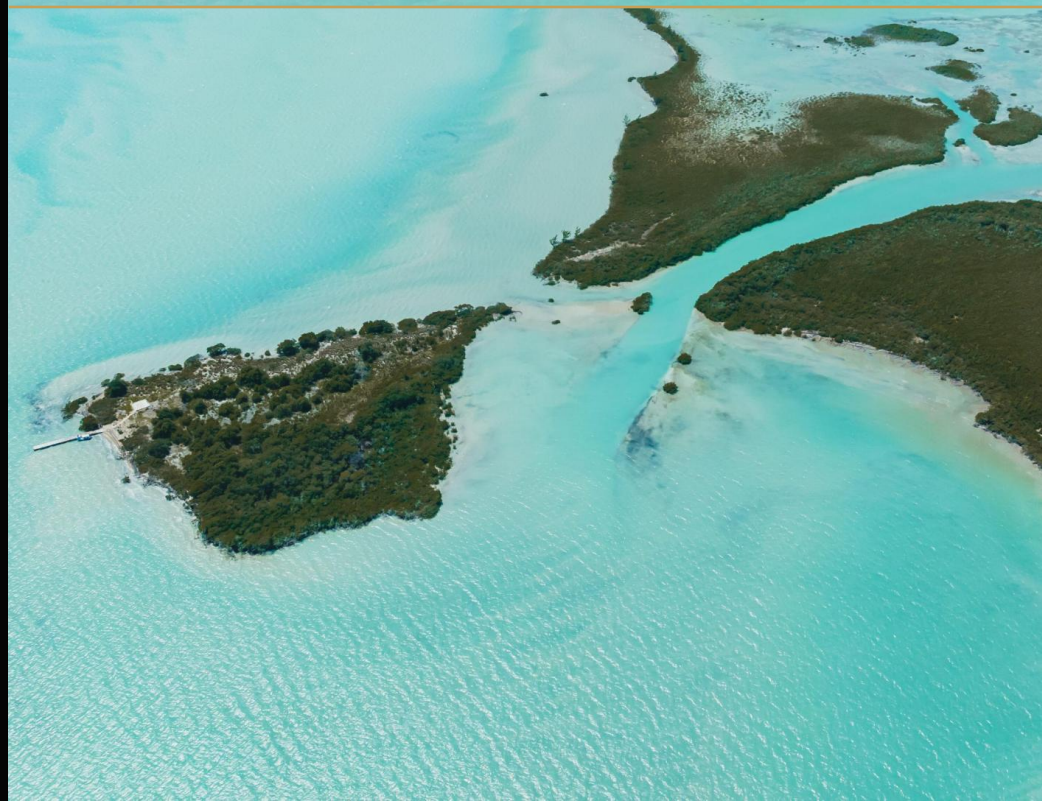
Thirty-six thousand three hundred square metres of freehold island, held under a single title and entirely unbuilt: no residences, no guest structures, nothing to undo. The island is tree-covered, rises gently to a low summit, and meets the water in natural sandy beaches around an accessible shoreline.

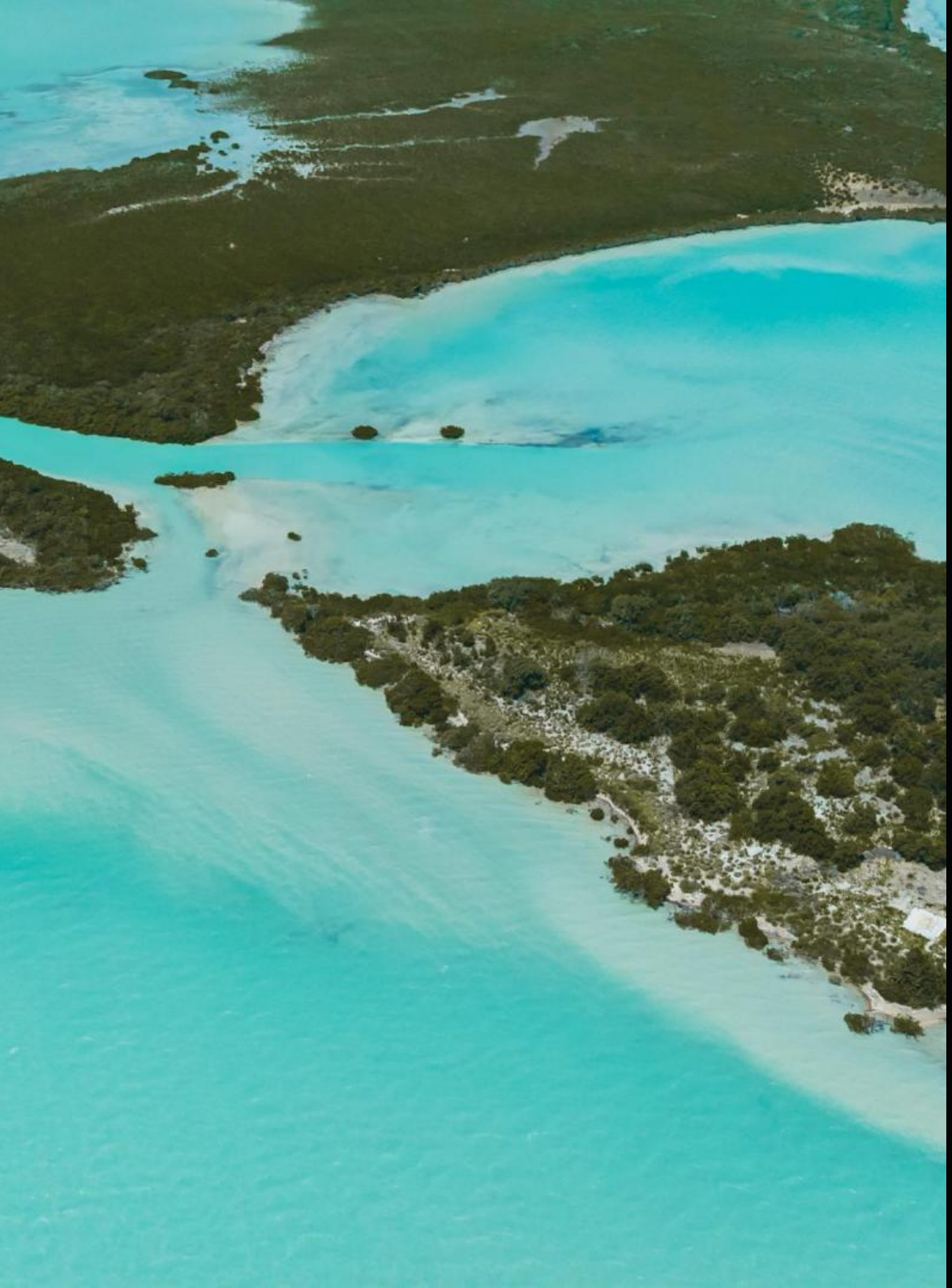
INFRASTRUCTURE

Arrival Infrastructure in Place

What the island does have is the expensive part of island access, already built: a dedicated helipad and a well-designed docking facility able to accommodate a yacht. There are no utility connections, so a buyer's architects plan services from a clean sheet.







THE VICINITY

Luxury Arriving Nearby

Two ultra-luxury branded resorts are planned in the immediate vicinity: one of 80 keys with 40 branded villas, the other of 150 keys with 40 more villas, both expected within three years, and a small airport for private aviation has been proposed nearby. Few undeveloped cayes sit this close to that scale of incoming investment.

THE OPPORTUNITY

Retreat or Boutique Resort

The scale suits a private family retreat or a boutique resort equally well, and the seller offers financing to qualified buyers. As the branded resorts rise around it, a finished private island in this lagoon holds both a lifestyle and an appreciating position.



LAND AND WATER

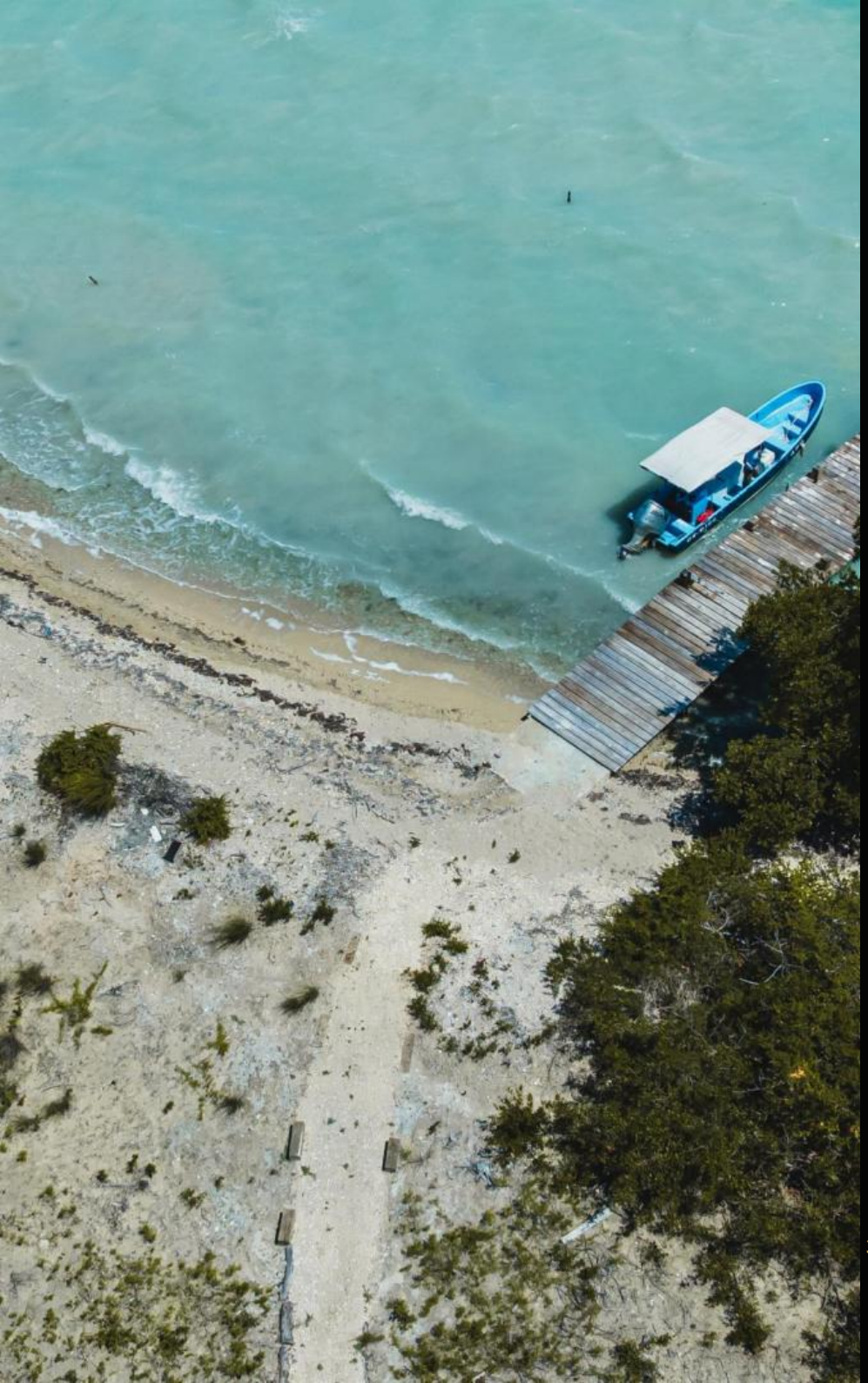
Land and Water

The island fronts pale, shallow lagoon water on its open sides, made for swimming and wading straight off the sand, while a deeper creek channel runs along its western shore, separating it from the mangrove cayes beyond. It is sheltered water, protected by Ambergris Caye and the reef system far to the east, with the mangrove creeks behind it rich in birdlife.

KNOWN FOR

A verified blank canvas in Belize's northern lagoon: nearly nine freehold acres with its helipad and yacht dock already built, natural sandy beaches, and two ultra-luxury resorts planned in the immediate vicinity.

SUMMER HIGH 88°F · WINTER LOW 70°F · SEA TEMPERATURE 79–84°F



ARRIVAL

Helipad & Yacht Dock

The island arrives ready-made: a dedicated helipad for direct helicopter arrival and a docking facility built to accommodate a yacht. By boat, Belize City lies 34 miles to the south-west and San Pedro, on Ambergris Caye, 20 miles to the east, both in a straight line.

UTILITIES

An Off-Grid Start

There are no utility connections on the island, so a development starts from first principles: solar generation, rainwater catchment and modern treatment systems, designed in from the outset. Construction is subject to obtaining the necessary permits.

DISTANCES — STRAIGHT LINE

Belize City 34 mi · BZE Airport 31 mi · San Pedro 20 mi · Caye Caulker 17 mi

36,300 SQ M • FREEHOLD • HELIPAD + YACHT DOCK • SELLER FINANCING AVAILABLE

LOCATION

On the Map

LAGOON WEST OF AMBERGRIS CAYE • BELIZE CITY 34 MI • BELIZE



GALLERY

The Estate in Frames



The island and the creek channel



The dock and the open lagoon



Shoreline and shallows



Under the canopy



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

THE BALAM RESERVE

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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info@privateislandsinc.com

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