PRIVATE ISLANDS INC.



PRIVATE ISLAND RENTAL · BELIZE

CAYO ESPANTO

4 ACRES · SEVEN VILLAS · UP TO 18 GUESTS · PRIVACY 73 VILLA STAY — 86 WHOLE ISLAND

THE ISLAND

A Five-Star Home Away From Home

Cayo Espanto is a private island in the calm, turquoise waters of the Western Caribbean, three miles off the coast of San Pedro on Ambergris Caye — designed to be a “five-star home away from home,” and a longtime favourite of Hollywood elites and heads of state who require anonymity.

The island’s appeal is how completely it disappears around you. Seven villas stand apart across four acres of sand and palm, each with its own plunge pool, its own dock and its own houseman. There is no central restaurant and no bar to gather at: the chef’s menus, the spa and every service come to your villa, so a week can pass without your ever having to see another guest.

4
ACRES OF SAND & PALM

7
PRIVATE VILLAS

18
GUESTS AT MOST





STAYING ON THE ISLAND

The Seven Villas

Seven villas, nine bedrooms, eighteen guests at most. Six stand on the beach; the seventh is the island's overwater bungalow. Every villa has a private plunge pool, an alfresco shower, its own dock and a personal houseman.

THE SEVEN VILLAS

Casa Ventanas — the overwater bungalow · 1,100 sq ft · glass floor panel
Casa Brisa — one bedroom · 1,200 sq ft
Casa Solana — one bedroom · 1,500 sq ft and up
Casa Mañana — one bedroom · 1,500 sq ft and up
Casa Olita — one bedroom · 1,500 sq ft and up
Casa Aurora — one–two bedrooms · 2,100 sq ft and up · sleeps 4
Casa Estrella — two-storey · one–two bedrooms · 2,600 sq ft · sleeps 4

EVERY STAY INCLUDES

Three tailored meals a day, built by the chef from the survey you complete before you arrive · snacks through the day · bar drinks, beer, soft drinks and juices — wine and champagne are the one exception, charged separately · every non-motorised activity · the island's scheduled boat launch to and from San Pedro.









THE CAYO ESPANTO LIFE

Everything Comes to You

DINING

There are no menus. Before you arrive, you complete a survey of tastes and favourites; the chef builds each day's menus from it, and every dish is prepared specially for the person it is served to. Meals come to your private pier, the water's edge, or your own deck — never a dining room.

WELLNESS

Spa treatments happen in the privacy of your villa, performed on your private deck to the sound of the waves. They run from Mayan-inspired cacao wraps to traditional Swedish massages. There is no spa building to visit and no timetable to keep — like everything on Cayo Espanto, the treatment comes to you.

ON THE WATER

Sailboats, sea kayaks and pedal boats are complimentary for the shallows around the island. Beyond them, the island coordinates world-class fly-fishing and diving trips to the nearby Great Blue Hole, and charters — snorkelling, mainland tours, a day at sea — are arranged on request.

THE REGION

Ambergris Caye & the Reef

Cayo Espanto floats in the sheltered shallows west of Ambergris Caye, Belize's largest island, three miles from the town of San Pedro, its airstrip and its docks. The water between the island and the reef is a lagoon of sand flats and turtle grass — your route in, and the beginning of every day on the water.

East of the caye runs the Belize Barrier Reef, the largest barrier reef in the northern hemisphere and a UNESCO World Heritage Site, with the Great Blue Hole beyond it. South lies Caye Caulker, Ambergris's slower sister island.

Belize is English-speaking, its dollar sits at two to the US dollar, and US dollars are accepted everywhere on the cayes. Reef diving, flats fishing and the mainland's Mayan ruins all start from San Pedro — minutes from your villa.



GETTING THERE

Three Miles From San Pedro

1 — FLY TO BELIZE CITY

Philip S. W. Goldson International (BZE)

International flights land at Belize City (BZE). The island's representative greets you as you clear customs and walks you to your onward flight — a 17-minute hop to San Pedro on Ambergris Caye.

2 — ACROSS TO THE ISLAND

Seven minutes by boat

Island staff meet you at San Pedro's airport, and the island's own boat launch — included in the rate — runs the seven minutes across to Cayo Espanto. The island lies three miles off the coast of San Pedro.

3 — OR ARRIVE BY HELICOPTER

Direct to the island

A private helicopter flies directly from Belize City to Cayo Espanto, landing on the island itself — the team turns out on the dock to welcome you in.

PLEASE NOTE

What is included

Your greeting at Belize City and the boat launch between San Pedro and the island are included in the rate. The flight to San Pedro and the helicopter are arranged separately, at your own expense.





CLIMATE & SEASONS

Warm Water, Every Month

DRIER · DEC–FEB	Highs 80–81°F (27°C)	Lows 72–73°F (22–23°C)	Sea 80–81°F (27°C)	The clearest weeks of the year — February is the clearest month
DRIER · MAR–MAY	Highs 82–85°F (28–29°C)	Lows 75–79°F (24–26°C)	Sea 80–83°F (27–28°C)	March is the driest month; the wetter season begins in late May
WETTER · JUN–AUG	Highs 87–88°F (31°C)	Lows 80°F (27°C)	Sea 84–85°F (29°C)	August is the hottest month; June brings the freshest trade winds
WETTER · SEP–NOV	Highs 83–87°F (28–31°C)	Lows 74–79°F (23–26°C)	Sea 82–85°F (28–29°C)	October is the wettest month; the seas are warmest in September

Figures are San Pedro’s climate normals (WeatherSpark); Cayo Espanto lies three miles off San Pedro, in the same sheltered waters. Across the year the air runs 80–88°F and the sea 80–85°F — warm water in every month.



CAYO ESPANTO

Off San Pedro, Ambergris Caye, Belize · 17.92°N, 88.00°W

DISTANCES – STRAIGHT LINE

San Pedro Airport (SPR)	**2 mi**
Caye Caulker Airport (CUK)	**13 mi**
Belize City (BZE Intl)	**33 mi**

CLIMATE

Year-round high	**80–88°F / 27–31°C**
Coolest nights (Jan)	**72°F / 22°C**
Sea temperature	**80–85°F year-round**

ACCESS

Fly into Belize City (BZE), where the island's representative greets you as you clear customs. A 17-minute local flight crosses to San Pedro on Ambergris Caye, and the island's own boat launch — included in the rate — runs the seven minutes to Cayo Espanto.

Or arrive by private helicopter, flown directly to the island from Belize City.

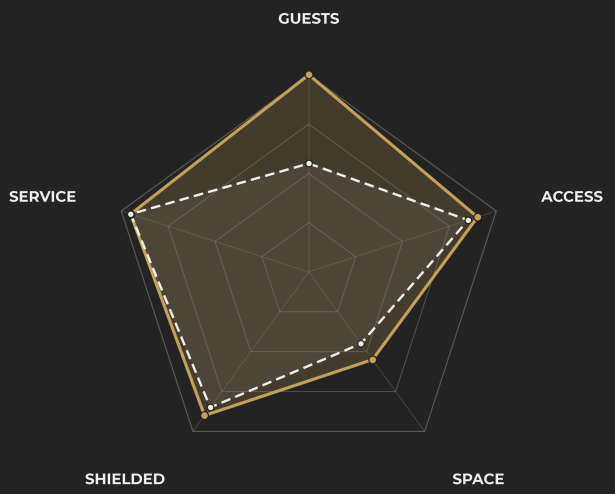
The greeting at Belize City and the scheduled San Pedro boat launch are included in the rate; the onward flight and the helicopter are arranged separately.

Straight-line distances, approximate.
Island coordinates: the listing's own map position (CMS pin).
Climate: San Pedro regional normals (WeatherSpark).

THE PRIVATE BRIEFING

73 — PRIVATE BUT CONNECTED
VILLA STAY · PRIVACY INDEX / 100

86 — HIGHLY PRIVATE
WHOLE ISLAND · PRIVACY INDEX / 100



Gold fill — whole island. Dashed outline — villa stay.

	VILLA	WHOLE
WHO ELSE IS THERE	11 / 20	20 / 20

Villa stay — up to 18 guests share the island across seven villas, each party in its own villa with its own dock and plunge pool.
Whole island — one group only: all seven villas and all four acres are your party's alone.

WHO CAN GET IN	17 / 20	18 / 20

Villa stay — arrivals come only by the island's own boat launch from San Pedro or by helicopter; there is no public access and no day visiting.
Whole island — every arrival is your group's, by the island's boat or your helicopter.

SPACE TO DISAPPEAR	9 / 20	11 / 20

Villa stay — four acres in all: your villa, its deck and its plunge pool are your world; the island itself is small.
Whole island — all four acres and all seven villas for one group — compact, and entirely yours.

OUT OF SIGHT, SOUND & TRAFFIC	17 / 20	18 / 20

Villa stay — villas are oriented so sight lines never cross another guest's living space, and dining and spa come to your villa.
Whole island — no other guests at all: only the sea, and San Pedro's lights three miles away.

INVISIBLE SERVICE	19 / 20	19 / 20

Villa stay — a personal houseman for every villa, and everything — meals, spa, service — is delivered to you.
Whole island — the full island team, with a houseman for every villa, dedicated to one group alone.

Every villa and every detail — on the live listing

View the live listing — privateislandsonline.com



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CAYO ESPANTO

OFF SAN PEDRO · AMBERGRIS CAYE, BELIZE · PRIVATE ISLAND RENTAL

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