

PRIVATE ISLANDS INC.

TURTLE CAYE

BELIZE, CENTRAL AMERICA



THE ISLAND — TERRAIN

19 ACRES • FREEHOLD
120-FT DOCK IN PLACE

17.456°N 88.063°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Drowned Cayes, Belize
LAND AREA	19 acres
TITLE	Freehold
DOCK	120-ft, operational
PERMITS	4 cabanas + central hub
ELEVATION	Low-lying caye

COCONUT TREES PLANTED

Five hundred coconut trees are already planted across the sandy interior, growing into the shaded canopy the resort will open under.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	19 acres
TITLE	TERRAIN
Freehold	Low-lying
WATERS	SETTING
Caribbean Sea	Drowned Cayes

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

REGION — BELIZE

Belize's cayes scatter along the Barrier Reef under a British Common Law system with fee-simple freehold titles open to foreign buyers. The Drowned Cayes are the capital's own island chain — reef water minutes from Belize City's marinas, provisioning and international airport.





THE ISLAND

Prepared, Permitted, Ready

Turtle Caye is a 19-acre private island nine miles from Belize City, prepared for its next phase as a boutique resort or an exclusive personal compound. The permitting heavy lifting is done — approved entitlements are in hand, so a new owner can move straight into construction.

THE PLANTING

500 Palms Growing In

A reforestation programme has planted 500 coconut trees across the sandy interior. Within two years they will form a lush, shaded canopy — natural cooling and wind protection for the buildings the permits allow.

DEVELOPMENT

Dock In, Permits Secured

A 120-foot professional dock is already operational, moving construction materials, supplies and guests. Approved permits cover four self-sufficient cabanas and a 60-by-40-foot central structure for a bar, restaurant and guest lounge.

THE WATER

Gateway to the Reef

The listing places the caye one mile from the Barrier Reef, with clear turquoise shallows and a sandy seabed off its white-sand beach — walk-in swimming and snorkelling at home, diving and deep-sea fishing beyond the reef.

A NOTE ON IMAGERY

Two of this listing's seven gallery photographs carry an AI-processing watermark and were excluded from this brochure. The remaining photographs are the listing's own aerials of Turtle Caye; the listing itself carries no imagery disclosure.





LAND AND WATER

Sand, Shade and Shallows

An expansive white-sand beach fronts clear turquoise shallows over a sandy seabed — walk-in swimming and snorkelling from the shore. Inland, mangrove gives way to the planted palm grove, and the calm lagoon around the caye shelters kayaking, paddleboarding and flats fishing for bonefish and permit.

KNOWN FOR

Permits in hand — four cabanas and a central bar and restaurant approved, a 120-foot dock operational, and 500 coconut trees already in the ground.

DAYTIME HIGH $\pm 86^{\circ}\text{F}$ • NIGHT LOW $\pm 72^{\circ}\text{F}$



BY WATER

Minutes from the City

A scenic 15-to-20-minute boat journey from the marinas of Belize City — the listing's own measure — puts the caye within easy reach of provisioning, services and the international airport.

SELF-SUFFICIENCY

Solar and Rain

Development plans run on high-efficiency solar arrays and rainwater catchment, with the new planting providing natural cooling and wind protection — a low-impact, high-efficiency operating model.

DISTANCES — STRAIGHT LINE

St George's Caye 7 mi · Belize City 9 mi · BZE Int'l Airport 17 mi

19 ACRES • 120-FT DOCK • 4 CABANAS PERMITTED

LOCATION

On the Map

DROWNED CAYES • BELIZE



GALLERY

The Estate in Frames



The planted palm grove from above



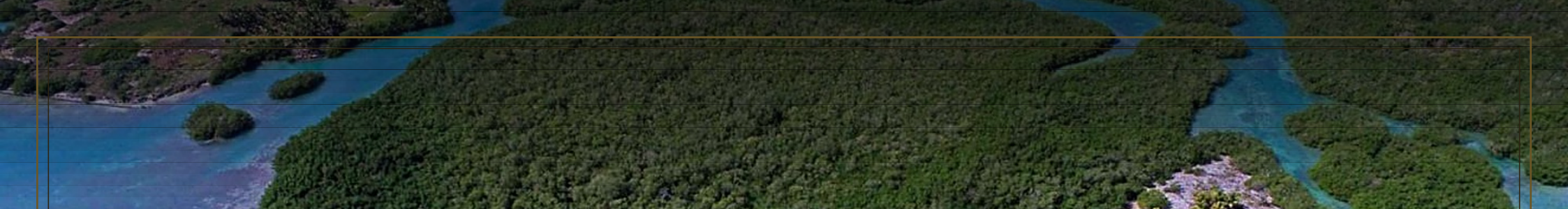
Mangrove canopy at the shore



The dock and its boat, south shore



Young palms below the channel



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

TURTLE CAYE

OFF BELIZE CITY, 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/turtle-caye

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