

PRIVATE ISLANDS INC.

SOLIS ATOLL CAYE

BELIZE, CENTRAL AMERICA



200 ACRES · FREEHOLD
UNDEVELOPED · OFF BELIZE CITY

17.573°N 88.076°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Off Belize City, Belize
TITLE	Freehold
LAND AREA	200 acres
DEVELOPMENT	Non-developed
ALSO KNOWN AS	Frenchman's Caye
ELEVATION	Low-lying caye

ACRES IN ONE HOLDING

Two hundred acres in a single freehold island — a scale that allows a master-planned resort or residential enclave without compromise.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	200 acres
TITLE	TERRAIN
Freehold	Low-lying
WATERS	NEAREST CITY
Caribbean Sea	Belize City

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REGION — BELIZE

Belize's cayes line the Caribbean coast inside the Barrier Reef, the largest in the Western Hemisphere. Off Belize City, a chain of historic cayes — St. George's among them — sits minutes from the capital, where freehold title is open to international buyers.





THE ISLAND

An Island in Its Natural State

Solis Atoll Caye — Frenchman's Caye on the charts — is 200 acres of undeveloped island in its natural state: mangrove shore and interior, sandy shallows, and a total lack of architectural constraints. From the air it holds the middle of a caye chain, with Montego Caye to the north and the settled shore of St. George's Caye to the south.

THE SCALE

Room for a Master Plan

At this scale the listing frames a master-planned, hub-and-spoke layout — and three directions for a buyer: a flagship mixed-use resort, a sprawling private residential enclave, or a boutique island community. The acreage, and the empty canvas, make each of them credible.

THE WINDWARD SIDE

Reef-Facing Shores

The windward side is optimised for high-end residential lots and beachfront villas, above the more rugged, reef-facing shoreline. The Barrier Reef itself lies less than 1.5 miles away — world-class diving water, and the celebrated fly-fishing flats where bonefish, permit and tarpon run together.

THE LEE SIDE

The Sheltered West

The sheltered western lee side is perfectly suited, in the listing's reading, to a full-service marina — the commercial harbour of the hub-and-spoke plan. Along this shore the water stays calm over powder-soft sand: white-sand shallows made for wading and swimming directly from the beach.





LAND AND WATER

Powder Sand, Clear Lagoons

The shoreline is characterised by powder-soft sandy seabeds and crystal-clear turquoise lagoons. The coastline varies as it turns — rugged and reef-facing on the windward side, calm white-sand shallows on the lee — and the reef system just offshore keeps the surrounding water clear: diving, snorkelling and game-fishing water in the central reef corridor.

KNOWN FOR

Scale — 200 freehold acres in the central reef corridor, less than 1.5 miles from the Belize Barrier Reef.

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



BY BOAT

Twenty-Five Minutes from Belize City

Solis Atoll Caye is a boat island, and a close one: the listing puts it 10 miles from Belize City, a 25-minute scenic boat ride from the capital's transit infrastructure to the island's own shores. Few undeveloped islands of this scale sit this close to a capital city.

THE NEIGHBOUR

Five Minutes to St. George's Caye

Immediately to the south — about a mile by water — lies St. George's Caye, the culturally significant former capital of British Honduras. The listing puts the crossing at a 5-minute shuttle from its historic docks: a settled, historic neighbour within sight, and open water and reef in every other direction.

DISTANCES — STRAIGHT LINE

St. George's Caye 1 mi · Belize City 10 mi · Philip S.W. Goldson Int'l Airport 15 mi

ONE ISLAND • 200 ACRES • 1.5 MILES TO THE REEF

LOCATION

On the Map

OFF BELIZE CITY • BELIZE DISTRICT, BELIZE



GALLERY

The Estate in Frames



Turquoise shallows off the island's shore



Mangrove canopy across the interior



A sheltered bay along the shoreline



The white-sand shore from above



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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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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