

PRIVATE ISLANDS INC.

SOLDIER CAYE

TURNEFFE ATOLL, BELIZE

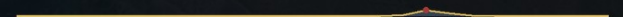


THE ISLAND — TERRAIN

5 ACRES • FREEHOLD
NON-DEVELOPED • SOLID GROUND

17.325°N 87.789°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Turneffe Atoll, Belize
TITLE	Freehold
LAND AREA	5 acres
TERRAIN	3 ac sand · 2 ac forest
STATUS	Non-developed
ELEVATION	Low-lying caye

ACRES OF SOLID GROUND

Solid, buildable ground on the outer atoll — three acres of white-sand beach backed by two acres of tropical forest.

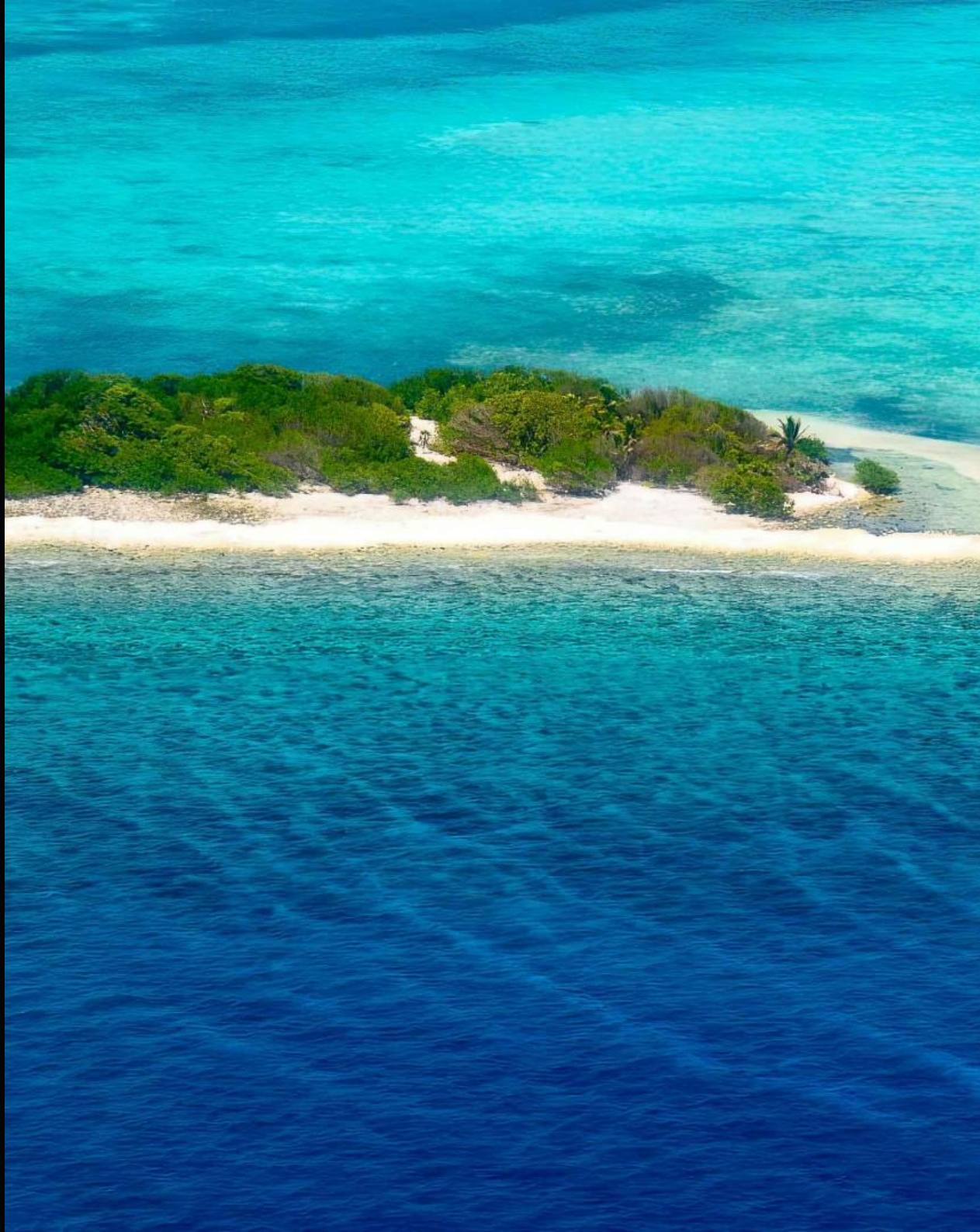
ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	5 acres
TITLE	SETTING
Freehold	Turneffe Atoll
TERRAIN	ACCESS
Low-lying caye	Boat · Blackbird airstrip

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

REGION — BELIZE

Belize's cayes run the length of its Caribbean coast inside the great reef system, held under British Common Law with fee-simple freehold title open to international buyers. Out east, Turneffe is the country's largest atoll — a marine reserve of flats, reef walls and scattered small cayes.





THE ISLAND

Solid Ground on the Reef Edge

Soldier Caye sits on the windward edge of Turneffe Atoll, a five-acre landholding the listing describes as solid ground — firmer and higher footing than the low mangrove cayes around it. The island is non-developed: a clean slate for architectural master-planning, as a boutique eco-resort or an ultra-private residential compound.

BEACH AND FOREST

Three Acres of Sand, Two of Forest

Three of the five acres are white-sand beach, suited in the listing's terms to primary villas, a central lodge or overwater structures. The remaining two acres carry an established canopy of coconut and sea grape, giving natural shade, wind protection and acoustic privacy behind the beach.

THE REEF

A Diving and Fishing Corridor

The caye stands inside a recognised diving and snorkelling corridor: coral formations off the shore hold eagle rays and Caribbean reef sharks among a wide range of marine life. On the nearby flats, bonefish, permit and tarpon make this Grand Slam fly-fishing water.

THE SHORELINE

Walk-In White Sand

Expansive stretches of soft white sand and clear shallows ring the island, giving a high-quality walk-in beach on the reef side and calm, pale water over the flats behind it.

A NOTE ON IMAGERY

One image in the listing's gallery is a computer-generated visualisation that shows a far larger, differently shaped island than the real caye. It has been excluded from this brochure; every photograph shown here is a real aerial of Soldier Caye itself.





LAND AND WATER

Windward Reef, Sheltered Flats

East of the caye the reef crest meets deep sapphire water; west and north, pale shallows and sand flats run toward the atoll's inner shore. The island itself divides cleanly between open buildable beach and closed forest canopy — land shaped by the outer atoll system, in crystalline water the listing calls characteristic of Turneffe.

KNOWN FOR

Solid ground — five buildable freehold acres on Turneffe's windward reef edge, with airstrip access next door on Blackbird Caye.

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



BY SEA

Ninety Minutes from Belize City

The standard arrival is the scenic 90-minute boat ride from Belize City, 30 miles straight-line to the north-west. Boats cross to the atoll's windward shore and land on the caye's own sand — no dock or harbour is needed in these shallows.

BY AIR

The Blackbird Caye Airstrip

Owners hold a rare agreement to use the private airstrip on Blackbird Caye, whose runway lies about a mile north-west of Soldier Caye across the flats. A quick flight there, then a short private boat shuttle, makes the island a genuine fly-in holding.

DISTANCES — STRAIGHT LINE

Blackbird Caye Airstrip 1 mi · Calabash Caye 4 mi · Belize City 30 mi

ONE CAYE • FIVE ACRES • FREEHOLD

LOCATION

On the Map

TURNEFFE ATOLL • BELIZE



GALLERY

The Estate in Frames



The vegetated island and the reef flat



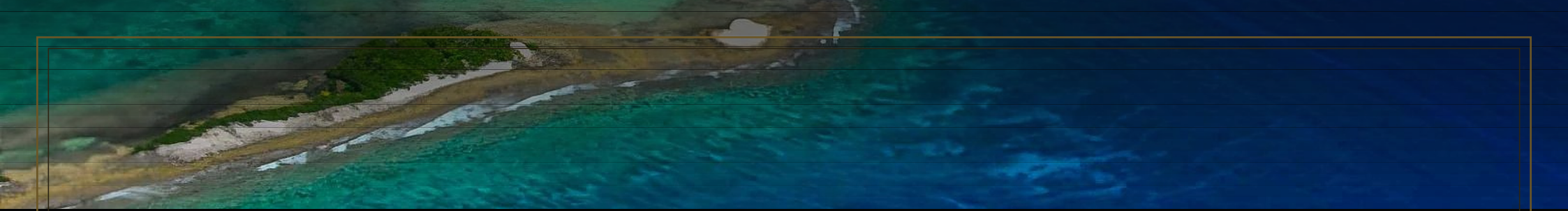
Reef crest and lagoon flats



Pale shallows on the lee side



The island from directly above



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THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

SOLDIER 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.



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