

PRIVATE ISLANDS INC.

JEWEL CAYE

STANN CREEK COAST, BELIZE



2 ACRES · FREEHOLD
2 MASTER VILLAS · CLUBHOUSE

16.791°N 88.157°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Stann Creek coast, Belize
TITLE	Freehold
LAND AREA	2 acres
RESIDENCES	2 villas · 2 guest duplexes
CLUBHOUSE	3,000 sq ft, overwater
POWER	Solar + 18 kW generator

3,000 SQ FT OVERWATER CLUBHOUSE

A pavilion on a 120-foot pier — professional kitchen, bar, and a glass floor set into the deck over the water.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	2 acres
TITLE	ELEVATION
Freehold	Low-lying caye
WATERS	MAINLAND
Caribbean Sea	Jewel Landing estate

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REGION — BELIZE

Belize's cayes scatter along the Caribbean coast inside the barrier reef, reached by boat from mainland towns like Hopkins and Dangriga. Land on the cayes is held freehold under British common law, with no restrictions on foreign ownership — one reason turnkey islands here rarely stay listed long.





THE ISLAND

Built to Move Into

Jewel Cay is a fully developed two-acre island, not a raw parcel. Two master villas of about 2,000 square feet anchor its north and south ends, each with wood-beam ceilings, hardwood floors, a loft and a modern kitchen — elevated to catch the sea breeze from every side.

THE COMPOUND

Room for Everyone

Two guest duplexes add four further suites with lofts and kitchenettes, and three central homes house crew for up to ten — quarters the listing notes can convert to still more guest lodging. Everything runs on solar power with an 18-kilowatt backup generator.

THE CLUBHOUSE

Over the Water

A 120-foot pier leads to the 3,000-square-foot open-air clubhouse: professional kitchen, bar, and a glass floor at its centre for watching marine life below. Windward and leeward decks with palapas give the island a shaded seat for both sunrise and sunset.

THE MAINLAND BASE

Jewel Landing

The sale includes Jewel Landing, a one-acre mainland estate on the Sittee River — a rebuilt two-storey home with a new metal roof and river-view verandas, storage for the included 34-foot Boston Whaler, and a deep-water landing of its own.





LAND AND WATER

Palms, Sand and Deep Water

The island is landscaped throughout with coconut palms and decorative planting, ringed by white-sand beaches. Both shores work for boats: the island and the mainland landing each take deep-draft vessels, including the Boston Whaler and 20-foot skiff included in the sale. Ashore, 61 catchment cisterns hold 33,550 gallons, filtered and purified.

KNOWN FOR

Turnkey scale — a finished, resort-grade compound with its own mainland landing, minutes by boat from the Sittee River.

DAYTIME HIGH $\pm 90^{\circ}\text{F}$ · NIGHT LOW $\pm 70^{\circ}\text{F}$



BY BOAT

Under Twenty Minutes to Shore

Jewel Caye is a boat island, and a close one: the listing puts Sittee River Village — fuel, supplies and the Jewel Landing estate — under 20 minutes away by water. Hopkins Village, the Garifuna cultural centre of the coast, lies 10 miles straight-line to the northwest.

THE GATEWAY

Dangriga & Belize City

Dangriga, the Stann Creek district town, is 13 miles north; beyond it, Philip S. W. Goldson International Airport at 53 miles straight-line is the international gateway, reached by the standard run of flight, road to the shore, and boat out to the caye.

DISTANCES — STRAIGHT LINE

Hopkins Village 10 mi · Dangriga 13 mi · Goldson Int'l Airport 53 mi

TWO VILLAS • FOUR GUEST SUITES • ONE OVERWATER CLUBHOUSE

LOCATION

On the Map

CARIBBEAN SEA • STANN CREEK, BELIZE



GALLERY

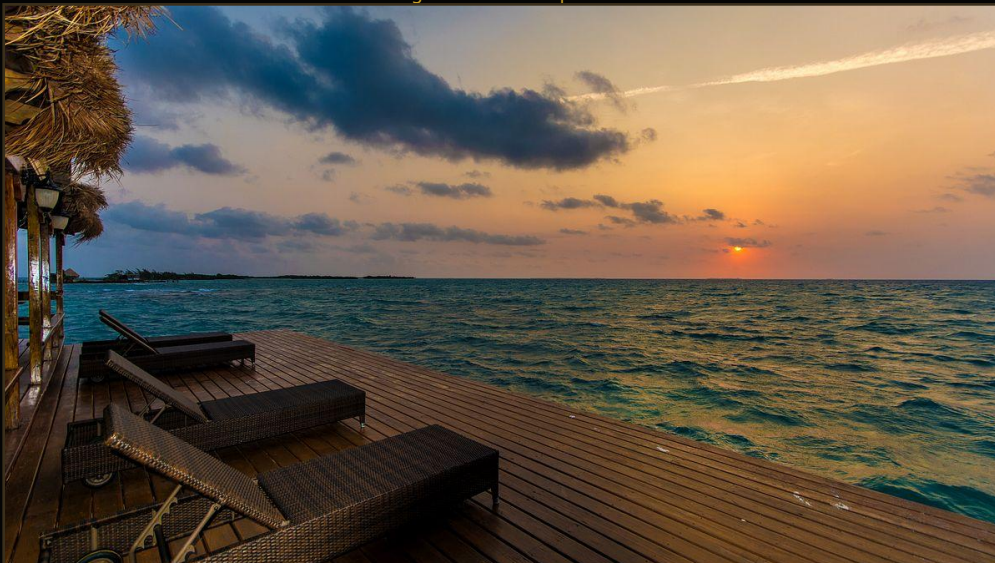
The Estate in Frames



A guest villa in the palms



The villa kitchen and bar



Sunset from the clubhouse deck



A master villa, elevated for the breeze



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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STANN CREEK COAST, 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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