

PRIVATE ISLANDS INC.

CAYO THEANA

PLACENCIA LAGOON, BELIZE



THE ISLAND — TERRAIN

7.31 ACRES • FREEHOLD

13 LOTS • PROVISIONAL APPROVAL

16.516°N 88.380°W

ELEVATION — SUMMIT 26 FT



THE ESTATE

At a Glance

LOCATION	Placencia Lagoon, Belize
TENURE	Freehold
LAND AREA	7.31 acres
DEVELOPMENT	Undeveloped
SUBDIVISION	13 lots — provisional approval
SUMMIT	26 ft

WATERFRONT LOTS APPROVED

Provisional approval to subdivide into 13 waterfront lots gives a buyer two paths — one private sanctuary, or a residential project.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	7.31 acres
TENURE	SUMMIT
Freehold	26 ft
WATERS	VILLAGE
Placencia Lagoon	Placencia — 0.8 mi

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REGION — BELIZE

Belize is the Caribbean coast's freehold frontier — English-speaking, with foreign buyers holding land on the same terms as citizens. The south runs quieter: the Placencia Peninsula pairs a fishing-village main street with the lagoon's mangrove cayes and the barrier reef offshore.





THE ISLAND

A Caye at the Village's Edge

Cayo Theana is a 7.31-acre private island at the southwestern tip of Placencia Village, on the leeward side of the peninsula. The position gives an exclusive retreat with immediate proximity to town — the rare balance of privacy and convenience, and comfortable year-round living in a highly desirable region of southern Belize.

THE CANVAS

One Estate, or Thirteen Lots

The island offers ample space for a private estate or a thoughtfully planned residential layout. It holds provisional approval for subdivision into 13 waterfront lots — flexibility a buyer may use, or set aside entirely; nothing requires adherence to the existing subdivision concept.

THE SETTING

The Lagoon Side of Placencia

The island sits among the mangrove cays of Placencia Lagoon, across a winding channel from its nearest neighbour. From the air its shape is unmistakable — a green, scrub-covered landmass with open mudflat patches, fringed by mangrove on every shore.

LIFESTYLE

A Town at Boat's Length

Placencia provides fine dining, banking, health clinics, a municipal airstrip and a full range of shops and services — everything that makes island living practical, a short boat ride from the island's shore.

A NOTE ON IMAGERY

Two images in this listing's online gallery are AI-generated and have been excluded from this brochure. Every photograph shown here is a real aerial photograph of the island, the lagoon and Placencia Village.





LAND AND WATER

Calm Water, Generous Frontage

Cayo Theana benefits from the clear, nutrient-rich waters characteristic of southern Belize. Its leeward positioning provides calm conditions and easy access for boating and water activities, and the acreage allows generous waterfront exposure, with a variety of potential building sites suited to capturing views and natural breezes.

KNOWN FOR

Position — an undeveloped freehold caye a short boat ride from Placencia Village, with provisional approval for 13 waterfront lots.

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



BY WATER

Minutes from the Village

The island is located just off Placencia Village — eight-tenths of a mile in a straight line from the village centre — offering quick access by boat across the lagoon to the peninsula's services, restaurants and docks.

THE GATEWAY

Placencia's Own Airstrip

Placencia Airport lies 1.8 miles straight-line to the north-east, on the peninsula itself, with domestic flights to Belize City. Across the lagoon to the west, the mainland port town of Independence and Big Creek are 2.7 miles away.

DISTANCES — STRAIGHT LINE

Placencia Village 0.8 mi · Placencia Airport 1.8 mi · Independence 2.7 mi

7.31 ACRES • FREEHOLD • 13 LOTS WITH PROVISIONAL APPROVAL

LOCATION

On the Map

PLACENCIA LAGOON • STANN CREEK DISTRICT, BELIZE



GALLERY

The Estate in Frames



The island's southern shore and its islet



The mangrove islet off the south-east tip



The eastern shore, looking along the channel



Placencia Village and its beach, from the air



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CAYO THEANA

PLACENCIA LAGOON, 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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