

PRIVATE ISLANDS INC.

MONTEGO CAYE

BELIZE, CENTRAL AMERICA



THE ISLAND — TERRAIN

119.23 ACRES • FREEHOLD
UNDEVELOPED • OFF BELIZE CITY

17.583°N 88.081°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Off Belize City, Belize
TITLE	Freehold
LAND AREA	119.23 acres
DEVELOPMENT	Non-developed
ELEVATION	Low-lying caye
REEF	2 miles

ACRES UNDER ONE TITLE

Two creek-divided parcels — 93.119 and 26.111 acres — under one freehold title, eight and a half miles from Belize City.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	119.23 acres
TITLE	TERRAIN
Freehold	Low-lying
WATERS	REEF
Caribbean Sea	2 miles

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

REGION — BELIZE

Belize is English-speaking Central America's freehold caye market: foreigners may hold title outright, and the Barrier Reef — the Western Hemisphere's largest — shelters a calm lagoon of mangrove cayes. Montego sits in the busiest stretch, minutes from Belize City and historic St. George's Caye.





THE ISLAND

A Blank Canvas at Scale

Montego Caye spans 119.23 acres of undeveloped mangrove island off Belize City, its ground cut by tidal creeks into lobes and channels. The listing reads it as a blank canvas — a high-density luxury resort, a private residential community, or a sovereign family legacy estate.

LAND AND WATER

Sand, Shallows & the Reef

Powder-soft white sand and shallow, crystal-clear turquoise water ring the island over a sandy seabed made for wading and swimming. Two miles east runs the Belize Barrier Reef — diving, snorkelling and deep-sea fishing — while the sheltered western lee stays calm for kayaking, paddleboarding and a marina.

LOCATION

On the Map

OFF BELIZE CITY • BELIZE BARRIER REEF



GALLERY

In Frames



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PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

MONTEGO CAYE

BELIZE, CENTRAL AMERICA

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This brochure carries no printed price, so it can never be out of date.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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