

Water Caye

DROWNED CAYES · BELIZE DISTRICT · BELIZE

Water Caye is a 577-acre private island in the Drowned Cayes of Belize District — eleven miles southeast of Belize City, and one of the Caribbean's rare trophy-scale island holdings. With 4.4 miles of water frontage, a natural mangrove canal system, and the deep-water shipping channel just 2,800 feet offshore, it is an island built for arrival: by boat, by seaplane, and by superyacht. Minutes from the mainland yet entirely its own world, Water Caye carries the scale for a branded villa community, a championship golf course, a state-of-the-art marina, and a cruise destination — a generational investment at the gateway to Belize.

USD 12,000,000

577 ACRES · 4.4 MI WATERFRONT · DEEP-WATER CHANNEL · FREEHOLD

THE ESTATE

At a Glance

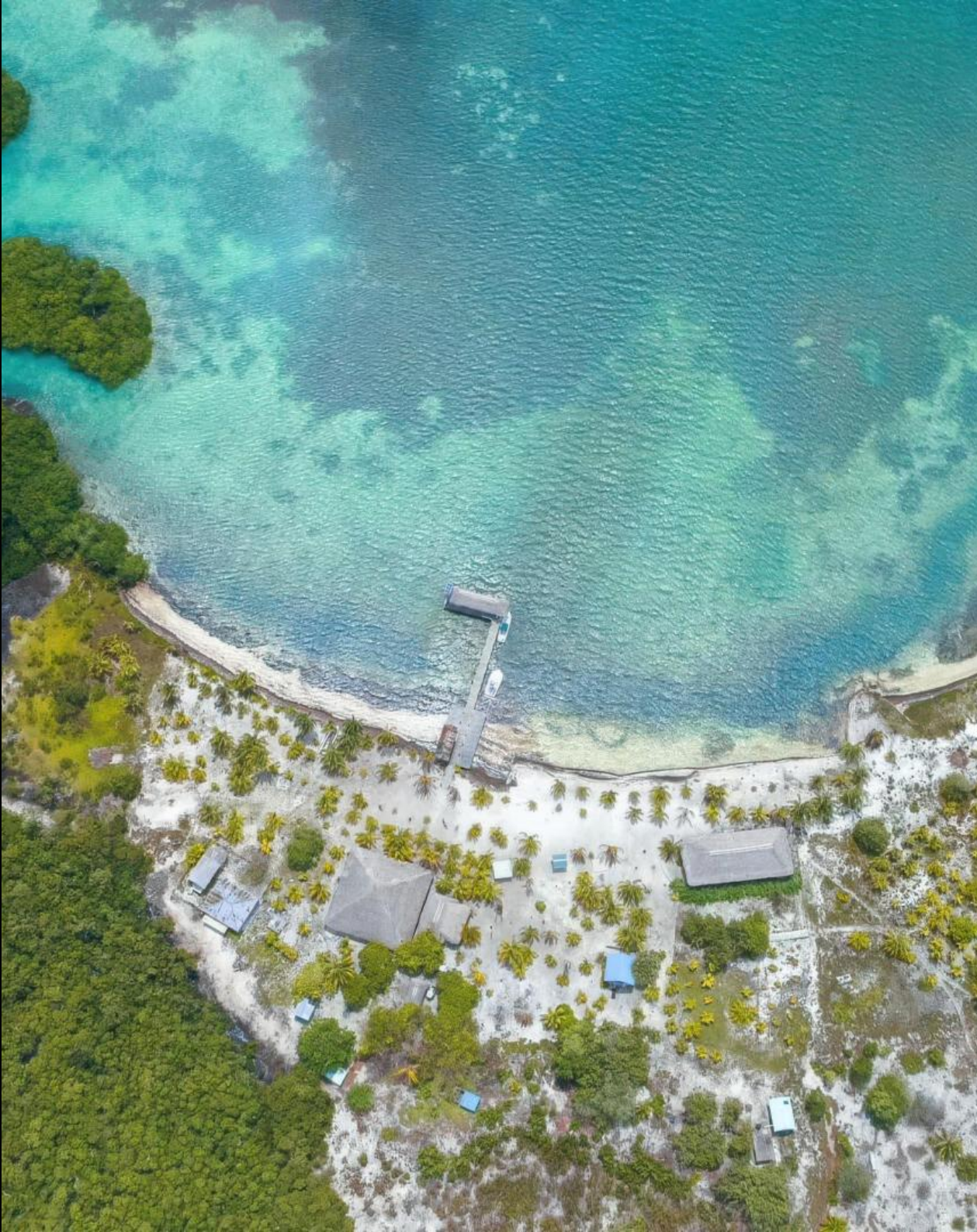
PRICE	USD 12,000,000
LOCATION	Drowned Cayes, Belize District, Belize
ACREAGE	577 acres
WATERFRONT	4.4 miles of water frontage
CANALS	Natural mangrove canal system
CHANNEL	Deep-water shipping channel ~2,800 ft offshore
EXISTING	Small developed pocket with dock and boat facilities
ACCESS	20-min boat from Belize City; international via PGIA
AIRSTRIP	Acreage suited to a private airstrip
DEVELOPMENT	Branded villas, mixed-use, marina, golf course, cruise port concepts
TENURE	Freehold
STATUS	Available

THE MARITIME EDGE

Water Caye sits beside one of the region’s great navigational assets: the deep-water shipping channel, just 2,800 feet offshore. Concepts already developed for the island pair a sheltered superyacht marina with a high-end cruise port and terminal — an island that welcomes both private yachts and global cruise

ISLAND VITALS

ELEVATION	COORDINATES
20 ft (6 m)	17.38°N, 88.07°W
SHORELINE	WATERS
4.4 mi water frontage	Caribbean Sea





THE ISLAND

A Trophy of Caribbean Scale

At 577 acres, Water Caye is among the largest private islands on the Belizean market — a sweep of mangrove wilderness laced with natural canals, ringed by 4.4 miles of waterfront and shallow turquoise flats. A small developed pocket with a dock and boat facilities proves the island's habitability, while the vast interior stands ready: untouched acreage in a corner of the Caribbean where islands of this scale almost never change hands.

THE POSITION

Eleven Miles from Belize City

Twenty minutes by boat from the capital's resources, yet entirely self-contained, Water Caye bridges mainland accessibility and island seclusion. International guests land at Philip Goldson International and reach the caye in under an hour; a private airstrip on the island's expansive interior would erase even that. This is Belize's inner caye belt — calm, sheltered water on the inside, the open Caribbean and the barrier reef on the horizon.

THE VISION

A Flagship Destination

Water Caye's geography reads like a master plan waiting to be drawn: branded villas and oceanfront estates for the ultra-high-net-worth, backed by a high-end mixed-use core of luxury retail, commercial hubs, and hospitality. The island is large enough to be an entire destination — not a retreat, but a resort nation unto itself.

THE POTENTIAL

Marina, Golf, and a Port

The natural canals offer sheltered, deep-water conditions for a state-of-the-art marina built for superyachts and commercial vessels. The interior acreage can hold a championship-caliber golf course, and concepts for a high-end cruise port and terminal already exist — stacked vertically with the villa community, a single island serving private yachts, resort guests, and cruise traffic at once.





TERRAIN

Land and Water

4.4 miles of water frontage wrap the island in shallow flats, mangrove edges, and the clear turquoise of Belize's inner reef. Natural canals weave through the land, creating sheltered deep-water harbours where the Caribbean meets the caye — water made for diving, fishing, and the arrival of very large boats, all of it private.

KNOWN FOR

A 577-acre Belizean island with 4.4 miles of waterfront and a deep-water channel 2,800 feet offshore — one of the few private islands in the Caribbean with the scale for a superyacht marina, a championship golf course, and a cruise destination.



ARRIVAL

Twenty Minutes from the Mainland

A 20-minute boat transit connects Water Caye to Belize City and the mainland's full resources; international arrivals land at Philip Goldson International Airport and transfer in under an hour. The island's acreage offers a clear path for a private airstrip — direct jet and charter access, with zero logistical friction for owners and guests.

MARITIME

Deep Water at the Door

The deep-water shipping channel lies roughly 2,800 feet offshore, while the island's own natural canals provide sheltered deep-water conditions inside. It is a combination almost no private island offers: cruise-ship depth at the doorstep, and calm natural harbours for a marina within.

OWNERSHIP

Belize, the Investor's Caribbean

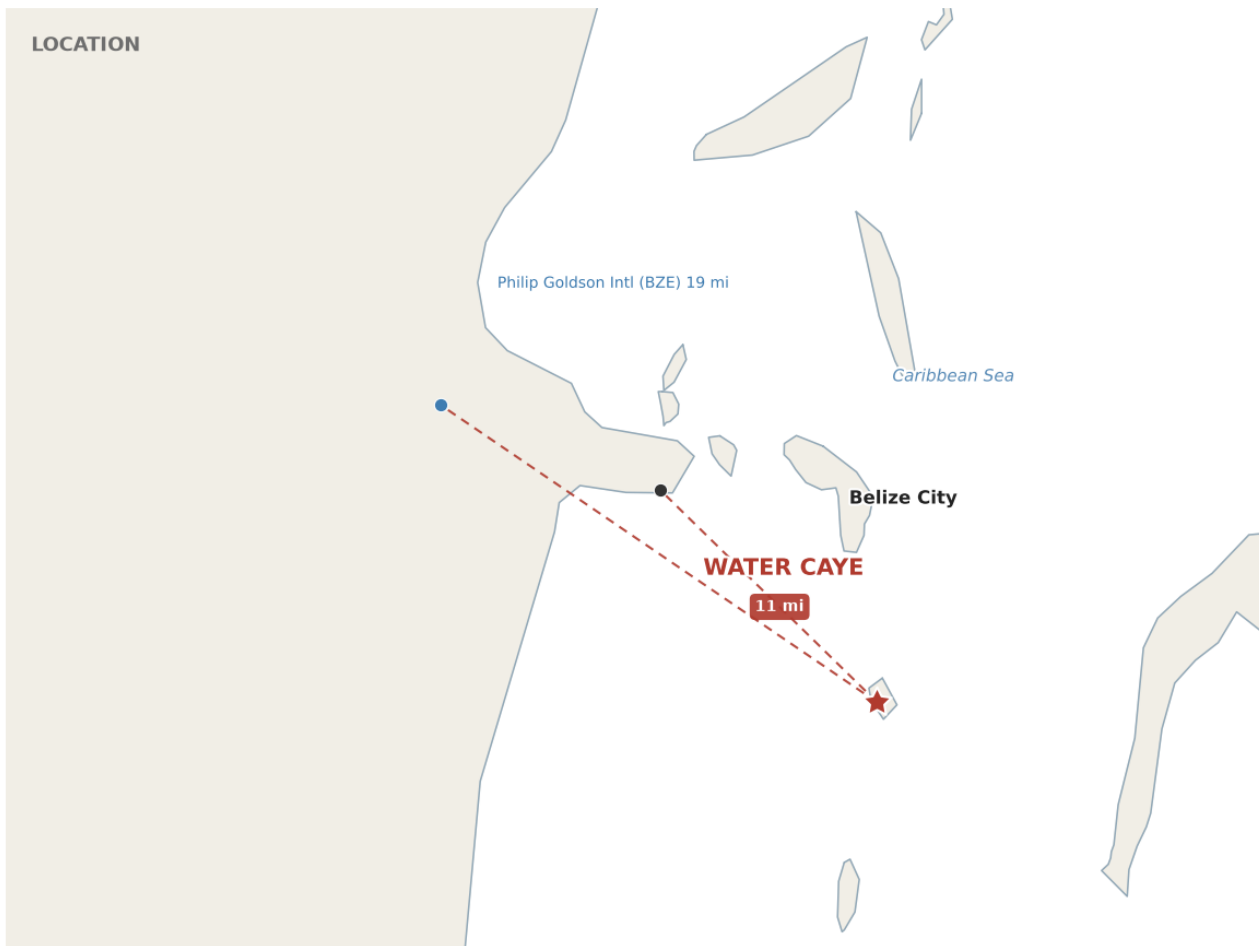
Belize is the investor-friendly Caribbean: freehold title open to foreign buyers, an English-speaking common-law system, and a dollar pegged 2:1 to the US dollar. Turnkey freehold islands here still trade from around \$1 million — and Water Caye is the centerpiece-scale play.

577 ACRES · 4.4-MI WATERFRONT · 20 MIN FROM BELIZE CITY

LOCATION

On the Map

DROWNED CAYES - BELIZE DISTRICT - BELIZE



WATER CAYE

Drowned Cayes, Belize District, Belize • 17.38°N, 88.07°W

DISTANCES

Belize City **11 mi**

Philip Goldson Intl (BZE) **19 mi**

ELEVATION & CLIMATE

Elevation **20 ft (6 m)**

Summer high (May avg) **89°F**

Winter low (Dec avg) **68°F**

Sea temperature **80-86°F year-round**

ACCESS

20-min boat transit from Belize City

International arrivals via Philip Goldson Intl (BZE)

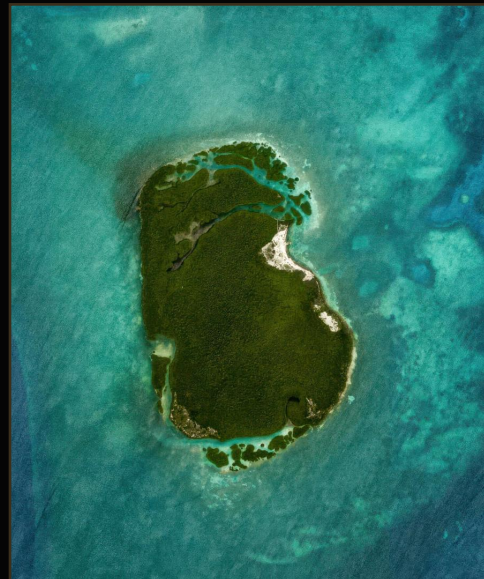
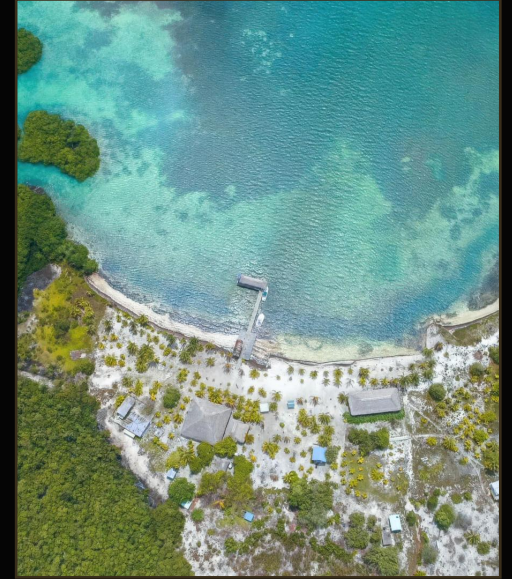
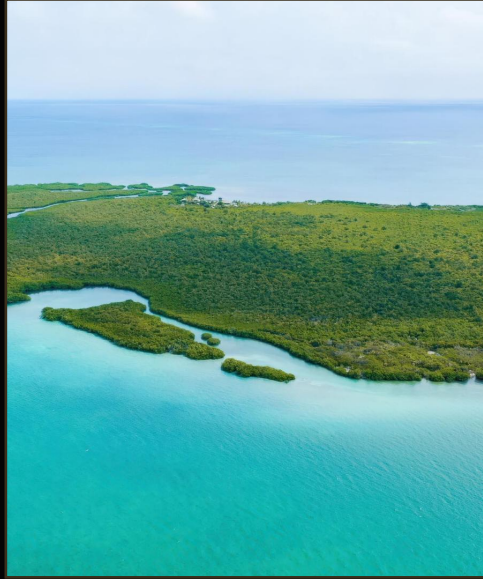
Deep-water shipping channel ~2,800 ft offshore

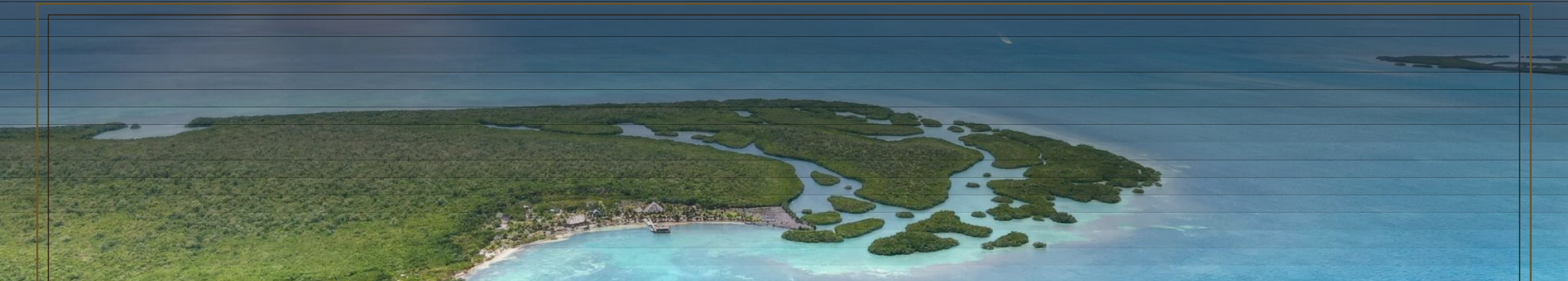
Straight-line distances, approximate.

Coords: GeoNames. Climate: weather-atlas.

GALLERY

The Caye in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Water Caye

DROWNED CAYES - BELIZE

USD 12,000,000

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