



PRIVATE ISLANDS INC.

Little Calabash Caye

TURNEFFE ISLANDS • BELIZE • CENTRAL AMERICA

A tenth of an acre of white coral sand inside Belize's Turneffe Atoll Marine Reserve — a titled freehold micro-island where patch coral, fringe reefs, and world-famous dive water begin at the shoreline. No buildings, no utilities, no noise: just a blank canvas for the aquatic purist, priced to be the most accessible island in the Western Hemisphere.

USD 125,000

0.10 ACRES • TURNEFFE ATOLL • FREEHOLD • UNDEVELOPED

THE ESTATE

At a Glance

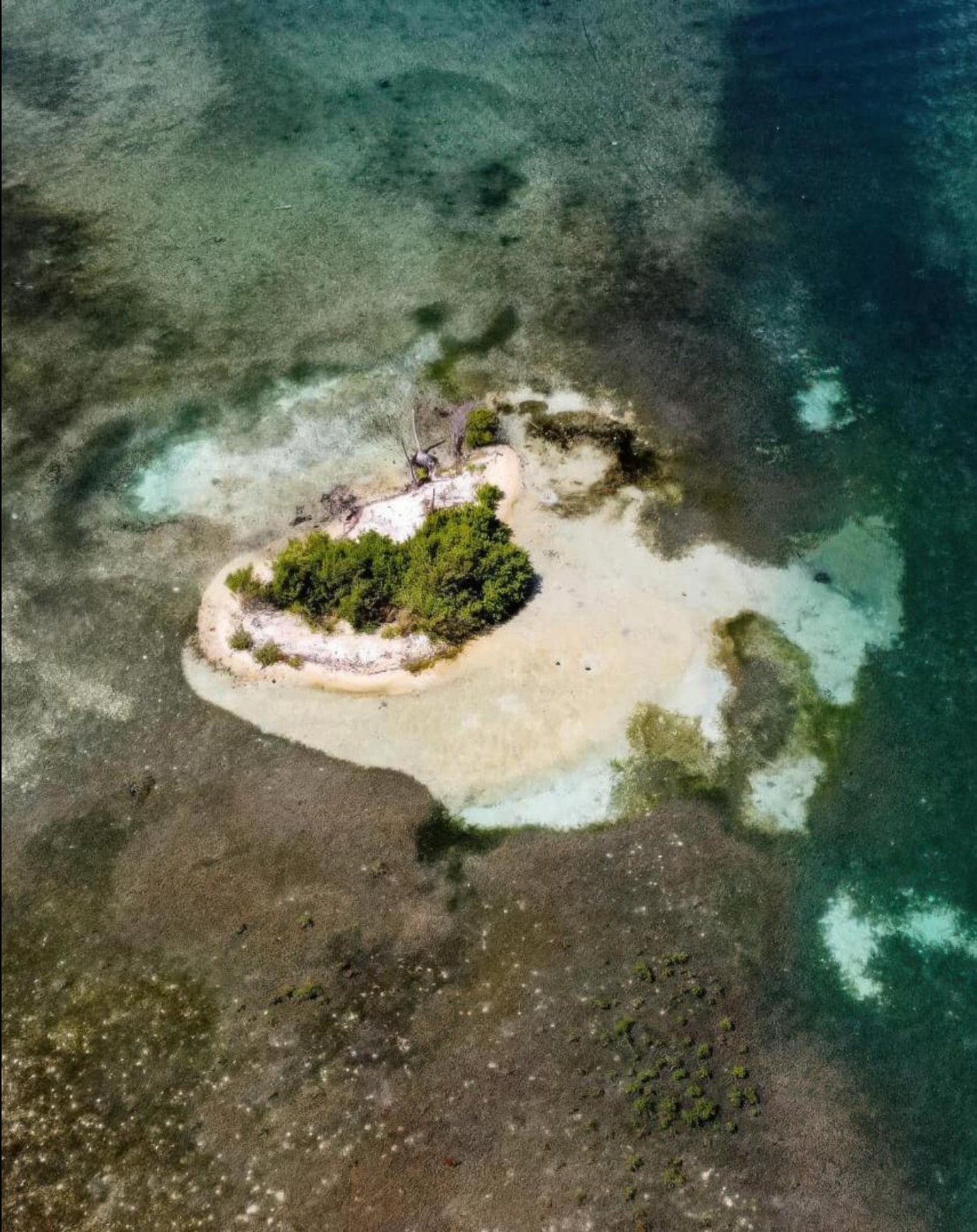
PRICE	USD 125,000
LOCATION	Turneffe Islands, Belize District, Belize
ACREAGE	0.10 acres — 4,356 sq ft / 484 sq yds
TENURE	Freehold, titled
SETTING	Turneffe Atoll Marine Reserve
TERRAIN	White coral sand, mangrove cluster
STRUCTURES	None — blank canvas
WATERS	Reefs & dive sites < 1 mile; 80 ft+ visibility
ACCESS	Boat only — Belize City or Calabash Caye
UTILITIES	Off-grid; solar + composting

MICRO-ISLAND, MEGA-LOCATION

One tenth of an acre — and the entire Turneffe reef system as a backyard. Eagle rays, nurse sharks, and eighty feet of visibility start at the shoreline, inside a protected marine reserve.

ISLAND VITALS

COORDS	WATERS
17.29°N, 87.81°W (approx.)	Turneffe Atoll, Caribbean Sea
SIZE	CLIMATE
0.10 acres / 4,356 sq ft	89°F / 70°F avg
WATER TEMP	SETTING
79–86°F year-round	Marine Reserve





THE ISLAND

A Tenth of an Acre, Total Privacy

Little Calabash Caye is exactly what the drone shows: a breath of white coral sand and green mangrove, ringed by shallow turquoise and reef, floating in the eastern reaches of Turneffe Atoll. Nothing has been built here, and that is the point. It is the smallest footprint Private Islands Inc. has ever offered in Belize — and one of the most interesting, because the value lives in the water, not the dirt.

THE REEFS

Front Row to the Turneffe Reef

The atoll around the caye is the largest in the Western Hemisphere, and it performs: patch coral and fringe reefs within wading distance, legendary dive sites less than a mile out, visibility that routinely passes eighty feet, and flats fishing for bonefish, tarpon, and permit that anglers cross oceans to reach. The Calabash Caye field station next door keeps scientists and conservation patrols on the water — this neighbourhood is watched over, and the reef shows it.



LAND & SEA

White Sand, Living Reef

Soft white coral sand makes the land itself — 4,356 square feet of it, crowned by a mangrove cluster. A few years of natural erosion have carved the shoreline; with sustainable reclamation the owner can rebuild it. Every direction beyond is reef.

KNOWN FOR

The most accessible private island in the Western Hemisphere — a titled freehold tenth-acre inside the Turneffe Atoll Marine Reserve, where the entire reef system is the estate.



ARRIVAL

Boat-Only Arrival

There is one way in: by water — a scenic hop from Belize City, or a very short transit from the neighbouring Calabash Caye, home to the research station's dock and ranger facilities.

OFF-GRID

A Self-Sufficient Future

No utilities exist on the caye, and none arrive on their own. Portable solar kits, composting waste solutions, and rainwater catchment would keep any low-impact footprint — an observation deck, a day-use cabana, an eco-retreat — entirely self-sufficient.

REGIONAL INTEL

Belize, the Reef Nation

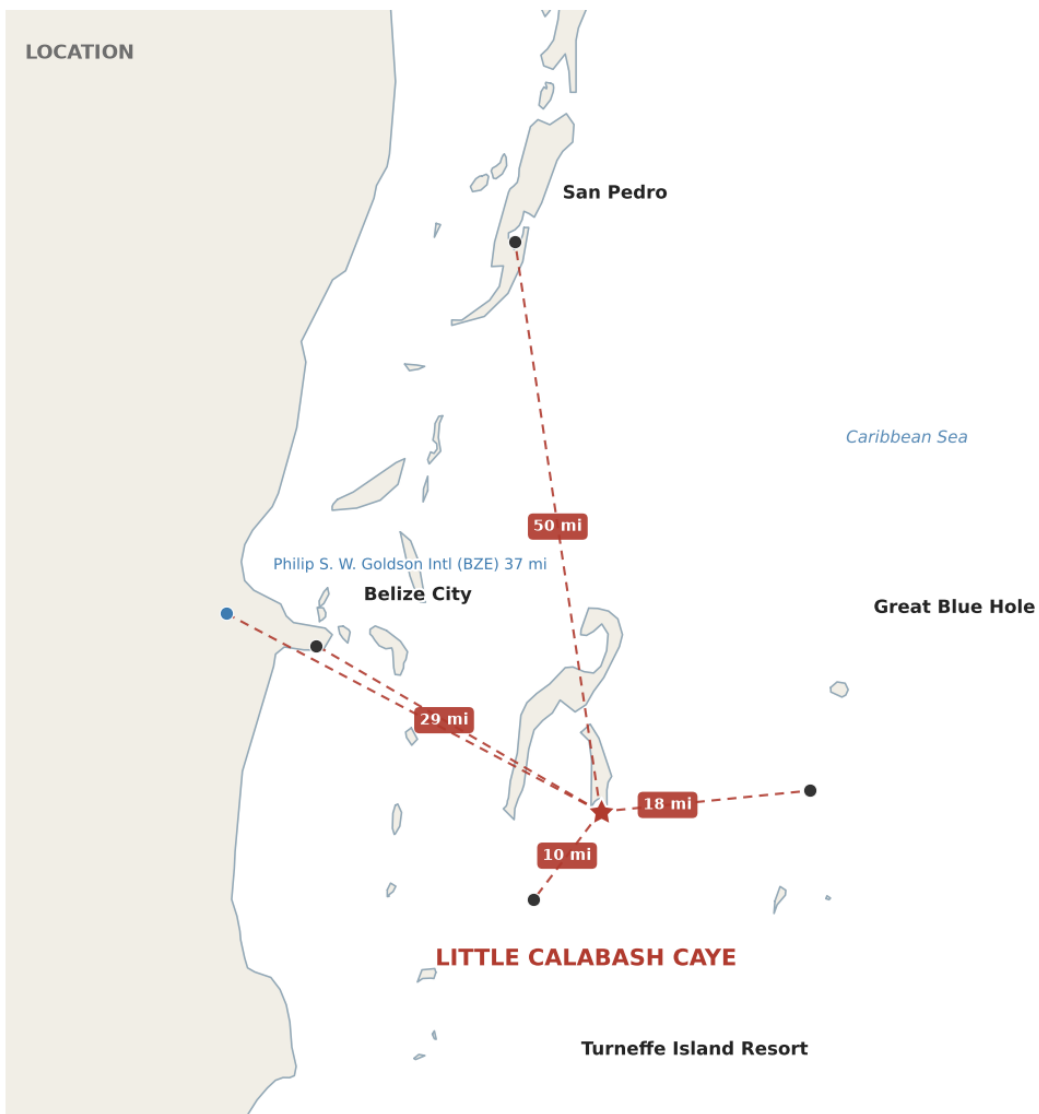
Belize is Central America's only English-speaking nation, its dollar pegged two-to-one to the US dollar. Foreign buyers hold outright freehold titled property here, and the Belize Barrier Reef — the second-largest reef system on Earth, a UNESCO World Heritage Site — sits at the country's doorstep.

0.10 ACRES • BOAT-ONLY ACCESS • TITLED FREEHOLD

LOCATION

On the Map

TURNEFFE ISLANDS • BELIZE



LITTLE CALABASH CAYE

Turneffe Islands, Belize • 17.29°N, 87.81°W

DISTANCES

San Pedro	50 mi
Belize City	29 mi
Great Blue Hole	18 mi
Turneffe Island Resort	10 mi
Philip S. W. Goldson Intl (BZE)	37 mi

ELEVATION & CLIMATE

Elevation	Sea level (low sand caye)
Summer high (May avg)	89°F
Winter low (Dec avg)	70°F
Sea surface temp	79-86°F year-round

ACCESS

Boat-only arrival — from Belize City or a short hop from Calabash Caye

Off-grid: no existing utilities or waste systems

International gateway: Philip S. W. Goldson Airport (BZE)

Straight-line distances, approximate.

Island coords: Little Calabash, Turneffe Atoll (field-site anchor, see sources.txt).

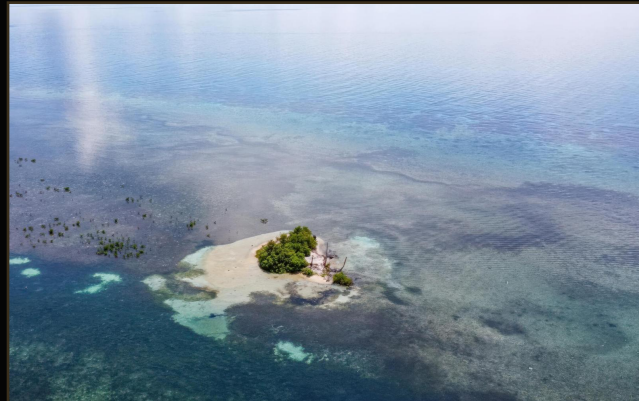
Sources: see sources.txt

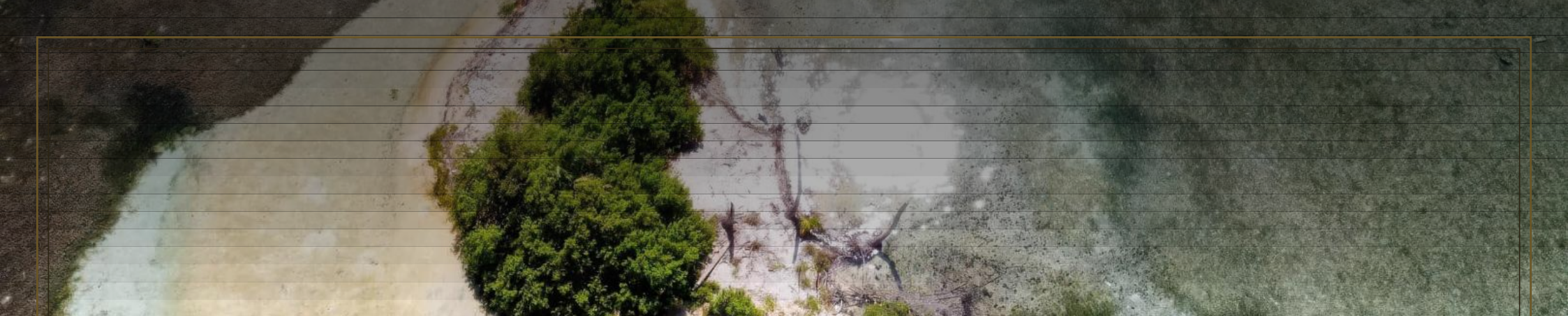
REGIONAL INTEL

Belize & the Western Caribbean

Belize pairs Caribbean ease with unusually clear terms for island buyers. Foreign purchasers can own titled freehold property outright — no leasehold structures, no citizenship gymnastics — and they do it in English, with the Belize dollar fixed at two to the US dollar. The country has spent decades building its reputation as the hemisphere's marine conservation leader: its barrier reef reserve system is a UNESCO World Heritage Site, and the Turneffe Atoll Marine Reserve protects one of the planet's most productive reef ecosystems, managed for sustainable use.

Turneffe Atoll is the largest coral atoll in the Western Hemisphere, and its reputation among divers and anglers needs no introduction. The Great Blue Hole — eighteen miles east of this caye — is one of the five most famous dive sites on Earth. San Pedro's lodges and restaurants lie fifty miles north; Belize City and the international airport at BZE sit under forty miles west, putting Miami, Houston, Dallas, and Toronto within a half-day of the reef. In this setting, a titled island — even a tenth of an acre — is a holding that time only makes more interesting.





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Little Calabash Caye

TURNEFFE ISLANDS • BELIZE

USD 125,000

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www.privateislandsonline.com



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