

PRIVATE ISLANDS INC.

BREAD AND BUTTER CAYES

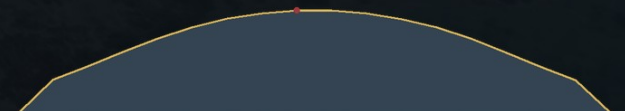
OFF HOPKINS, BELIZE



TWO CAYES • 1.40 ACRES
FREEHOLD • ACTIVE RESORT ISLAND

16.770°N 88.163°W

ELEVATION — SUMMIT 20 FT



THE ESTATE

At a Glance

LOCATION	South Water Caye Marine Reserve
TITLE	Freehold
LAND AREA	1.40 acres — two cayes
THE GROUP	Resort caye + undeveloped caye
GUEST CABINS	8 newly renovated
DOCKS	Six boat docks

ISLANDS, ONE FREEHOLD

A working resort island and its undeveloped neighbour, sold together — the second caye protects the views and carries the expansion.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	1.40 acres
TITLE	SUMMIT
Freehold	20 ft
WATERS	RESERVE
Caribbean Sea	South Water Caye

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REGION — BELIZE

Belize pairs freehold island ownership with the largest barrier reef in the northern hemisphere. The South Water Caye Marine Reserve protects 117,870 acres of reef, lagoon and mangrove caye along that reef system — a working conservation seascape, not a backdrop.





THE GROUP

Two Cayes, One Holding

Bread & Butter Cayes pairs two neighbouring islands inside the South Water Caye Marine Reserve: a fully renovated, active resort island and an adjacent undeveloped caye. Together they total 1.40 acres of freehold, positioned among the closest private islands to the mainland town of Hopkins.

THE SECOND CAYE

A Blank Canvas Next Door

The undeveloped caye is the holding's strategic half: a pristine canvas for a private luxury villa or secondary compound, built while the resort island's infrastructure and income stream carry on next door. Owning both islands guarantees total control over the surrounding views.

THE RESORT

Eight Renovated Cabins

The developed island runs as an operational hospitality hub: eight newly renovated guest cabins — select units with private kitchens — a central shared kitchen, outdoor grill stations and day-use guest facilities, served by six boat docks.

THE SYSTEMS

Off-Grid, Already Upgraded

Robust off-grid infrastructure is already in place: an upgraded solar energy system, a re-pumped water system with 20,000 gallons of storage capacity, and an ordered desalination system intended to guarantee complete water independence.





LAND AND WATER

Inside the Reserve

The cayes sit enclosed by the clear waters of a protected marine reserve, ringed by vibrant coral reefs that shelter nurse sharks, stingrays, sea turtles, dolphins and manatees. Calm perimeter water and six dedicated docks make the reef the doorstep: world-class snorkelling, scuba diving and deep-sea fishing begin directly off the shore.

KNOWN FOR

Two freehold cayes in one holding — an active resort island plus an undeveloped expansion caye inside the South Water Caye Marine Reserve.

DAYTIME HIGH $\pm 85^{\circ}\text{F}$ · NIGHT LOW $\pm 75^{\circ}\text{F}$



BY BOAT

Hopkins Is the Gateway

Hopkins, the mainland gateway, lies 10 miles straight-line to the northwest. The listing counts these cayes among the closest private island properties to the town — a short boat run that keeps guest transfers efficient and lets owners bring in staff, musicians, nannies and extra chefs without permanent on-island quarters.

THE GATEWAY

Dangriga & Beyond

Dangriga, the Stann Creek District town, is 14 miles north, with Placencia 22 miles south and Belize City 50 miles north for international connections. The standard arrival runs: international flight, road to the Hopkins shore, and boat out to the island's docks.

DISTANCES — STRAIGHT LINE

Hopkins 10 mi · Dangriga 14 mi · Placencia 22 mi

TWO CAYES • ONE FREEHOLD • 117,870-ACRE MARINE RESERVE

LOCATION

On the Map

SOUTH WATER CAYE MARINE RESERVE • BELIZE

Hopkins — 10 mi
mainland gateway — boat transfers, staff & supplies



CARIBBEAN SEA



BREAD AND BUTTER CAYES

16.770°N 88.163°W

0 2 4 mi

STRAIGHT-LINE DISTANCES

Hopkins	10 mi
Dangriga	14 mi
Placencia	22 mi

GALLERY

The Estate in Frames



A renovated guest cabin interior



Dining under the central palapa



A cabin from its boardwalk



The palapa on the sand



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BREAD AND BUTTER CAYES

SOUTH WATER CAYE MARINE RESERVE, 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.



www.privateislandsonline.com/central-america/belize/bread-and-butter-cayes

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