

Bodden Caye

BELIZE BARRIER REEF - CENTRAL AMERICA

Bodden Caye is a two-acre private island on the Belize Barrier Reef — the quintessential entry-level holding for the serious marine enthusiast. Set in one of the most visually stunning sections of the reef, just two minutes by boat from the main reef line, it pairs immediate utility with long-term structural security: an existing residence plus a perimeter concrete seawall currently under construction. Fifteen minutes from Dangriga on the mainland, it is absolute privacy with world-class reef access.

USD 1,300,000

2 ACRES - PARTIALLY DEVELOPED - FREEHOLD

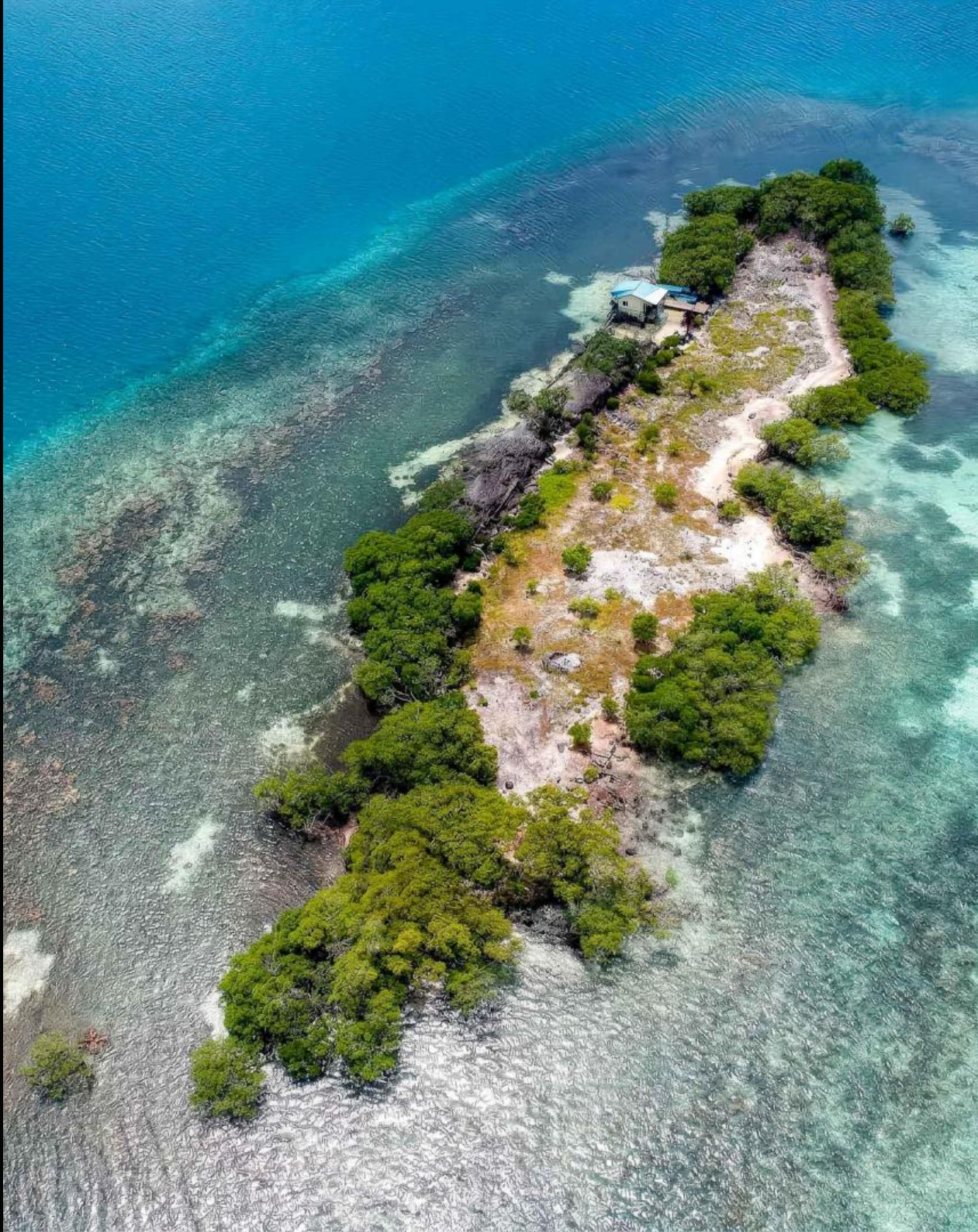
THE ESTATE

At a Glance

PRICE	USD 1,300,000
LOCATION	Belize Barrier Reef, Stann Creek, Belize
ACREAGE	2 acres
TENURE	Freehold (Belize)
DEVELOPMENT	Partially developed (residence + seawall)
REEF	2 min by boat to main reef line
MAINLAND	15 min by boat to Dangriga
NEIGHBOUR	Tobacco Caye (dining, dive tours)
UTILITIES	Solar-hybrid + rainwater candidate
STATUS	Available

ISLAND VITALS

COORDINATES	SHORELINE
~16.905°N, 88.062°W	White sand + shallows
WATERS	REEF ACCESS
Caribbean Sea	2 min by boat





THE CAYE

Entry-Level, Reef-Front

On the Belize Barrier Reef — the largest reef system in the Western Hemisphere — Bodden Caye sits two minutes from the main reef line in the Stann Creek region. Turquoise shallows, white sand, and 360-degree Caribbean views surround a two-acre island that is already partially developed: a functional residence stands ready, and a substantial concrete seawall is rising around the perimeter. This is the rare reef caye that doesn't require years of permitting to enjoy.

SECURITY

Built for Resilience

A perimeter concrete supporting wall is currently under construction around Bodden Caye — a significant investment in resilience against erosion and rising sea levels. In a 2026 market that increasingly values flight to resilience, this is a rare level of long-term structural security for a reef island, and it arrives with the property: immediate utility today, engineered permanence for decades.



SETTING

Land and Water

The island's greatest asset is position: a front-row seat to the Mesoamerican Barrier Reef, two minutes by boat from legendary dive sites and snorkeling gardens. The surrounding waters rank among the finest fishing grounds in the Caribbean — permit, bonefish, and seasonal tarpon. Clear turquoise shallows and white sand ring the island, with 360-degree views of the Caribbean horizon and neighbouring cayes.

KNOWN FOR

A 2-acre partially developed caye on the Belize Barrier Reef — existing residence, perimeter seawall under construction, 2 minutes from the reef, 15 minutes from Dangriga.

REGION

Southern Belize

Bodden Caye sits in an emerging luxury corridor in Southern Belize — manageable in scale, low-friction for international owners navigating the Belizean freehold market, and positioned for appreciation as the region's profile rises. Belize offers freehold title to foreign buyers, with no capital gains tax: ownership that is as straightforward as the lifestyle is compelling.

ARRIVAL

Access

A 15-minute boat ride connects Bodden Caye to Dangriga, the major mainland hub — fresh provisions, fuel, and medical services are never out of reach. Neighbouring Tobacco Caye offers easy social interaction, additional dining, and dive-tour services. The island is a prime candidate for a modern, compact solar-hybrid system and rainwater harvesting: a 100% self-sufficient, eco-friendly footprint.

VALUE

Time on the Water

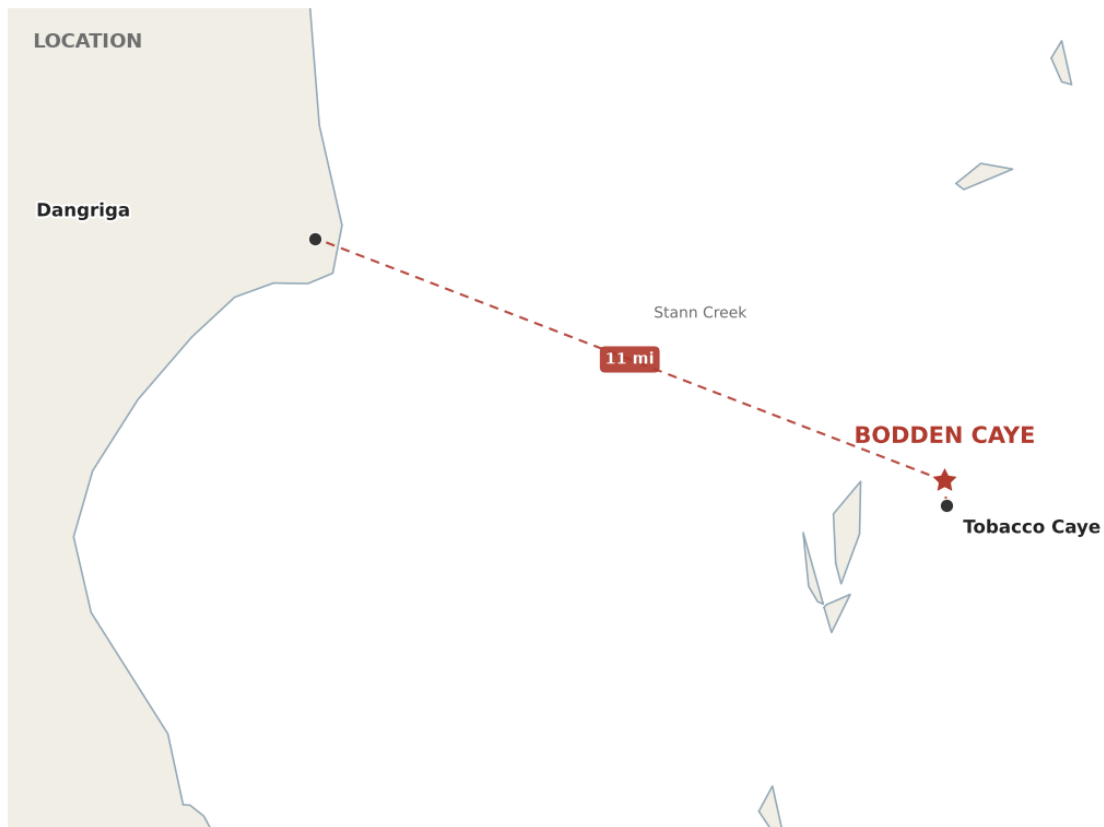
Ownership here is about maximizing time on the water: a two-minute morning paddle to a world-heritage reef, evenings watching the sunset from a private pier. Absolute privacy, unparalleled marine access, and mainland proximity — a legacy holding in the best of the Belizean Caribbean, in an emerging luxury corridor where values are only beginning their climb.

2 ACRES · REEF-FRONT · FREEHOLD

LOCATION

On the Map

BELIZE BARRIER REEF - BELIZE



BODDEN CAYE

BELIZE BARRIER REEF • ~16.905°N, 88.062°W

DISTANCES

Dangriga **11 mi**

ELEVATION & CLIMATE

Summer high (Aug avg) **88°F**

Winter low (Dec night avg) **68°F**

Caribbean water temp **81-86°F**

ACCESS

15-minute boat ride to Dangriga — provisions, fuel, medical services

2 minutes by boat to the main reef line

Tobacco Caye nearby: dining + dive tour services

Straight-line distances, approximate.

Sources: mapcarta/OpenStreetMap, weather2visit.com, whereandwhen.net, seatemperatures.net (see sources.txt).

Island marker is APPROXIMATE — just north of Tobacco Caye per MLS description. Elevation omitted — unverified.



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Bodden Caye

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USD 1,300,000

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