



PRIVATE ISLANDS INC.

Turtle Caye

OFF BELIZE CITY - BELIZE - CENTRAL AMERICA

Turtle Caye is a 19-acre development-ready private island nine miles from Belize City and one mile from the Barrier Reef — a boutique-resort site with the heavy lifting already done. A 120-foot professional dock is operational, permits are approved for four self-sufficient cabanas plus a 60-by-40-foot central bar and restaurant, and 500 coconut trees are already in the ground.

Price Upon Request

19 ACRES - 1 MILE FROM THE REEF - PERMITTED - FREEHOLD

THE ESTATE

At a Glance

PRICE	Price Upon Request
LOCATION	Off Belize City, Belize, Central America
ACREAGE	19 acres
DOCK	120-ft professional dock, operational
ENTITLEMENTS	Approved: 4 self-sufficient cabanas + 60×40 ft central bar/restaurant/lounge
LANDSCAPING	500 coconut trees planted across the sandy interior
BEACH	Expansive white-sand beach
REEF	One mile from the Belize Barrier Reef
TRANSIT	15–20 minutes by boat from Belize City marinas
UTILITIES	High-efficiency solar arrays + rainwater catchment (planned)
RECREATION	Kayaking, paddleboarding, bonefish and permit flats fishing
ACCESS	Boat from Belize City
TENURE	Freehold
STATUS	Available

PERMITS IN HAND

Four self-sufficient cabanas and a 60-by-40-foot central bar, restaurant, and guest lounge are already approved — a compressed, build-ready timeline instead of years in permitting.

ISLAND VITALS

COORDINATES	SHORELINE
17.62°N, 88.12°W (approx.)	White-sand beach
WATERS	REEF
Caribbean Sea	1 mi to Barrier Reef





THE ISLAND

The Gateway to the Reef

Turtle Caye strikes the perfect balance between radical reef proximity and mainland accessibility. Nine miles from the transit hub of Belize City, the island has been carefully prepared for its next phase of life — a boutique resort or an exclusive personal compound on the edge of the Caribbean's most celebrated dive corridor.

THE VISION

Permitted and Ready

This is a Tier-1 'speed-to-market' investment. The dock is in place, the cabana entitlements are secured, and a massive reforestation effort — 500 coconut trees across the sandy interior — is already growing the lush, shaded canopy the island will wear within two years.

DEVELOPMENT

Dock In, Permits Secured

A 120-foot professional dock is already operational, moving construction materials, supplies, and guests with ease. Approved entitlements cover four self-sufficient cabanas and a substantial 60-by-40-foot central structure designed as a bar, restaurant, and guest lounge.

THE REEF

One Mile to the Reef

At just one mile from the Barrier Reef, owners enjoy instant access to the Caribbean's most celebrated dive sites and deep-sea fishing grounds. The calm lagoon waters around the caye shelter kayaking, paddleboarding, and flats fishing for bonefish and permit — with walk-in swimming off clear turquoise shallows.





TERRAIN

Land and Water

An expansive white-sand beach rings the caye's sandy interior, where 500 newly planted coconut trees are growing into a shaded canopy. Clear turquoise shallows with a sandy seabed make for ideal walk-in swimming and snorkeling — and one mile out, the Barrier Reef opens onto world-class diving.

KNOWN FOR

Nine miles from Belize City, one mile from the Barrier Reef — a permitted, dock-ready caye with 500 new coconut trees and a 120-foot professional dock in place.



ARRIVAL

Fifteen Minutes from the City

A scenic 15-to-20-minute boat journey from the marinas of Belize City puts the caye within easy reach of international flights, provisioning, and medical care — logistics optimized for low-impact, high-efficiency operations.

SELF-SUFFICIENCY

Solar, Rain, and Shade

The island is designed for self-sufficiency: high-efficiency solar arrays and rainwater catchment, supported by newly planted vegetation for natural cooling and wind protection — a prime candidate for a 100% renewable footprint.

OWNERSHIP

Lifestyle and Value

Belize remains a top global destination for whole-island purchases, thanks to its British Common Law system and fee-simple (freehold) titles open to foreign buyers. In a region of enduring demand for luxury eco-tourism, Turtle Caye is a high-potential commercial asset — or a pristine family fortress.

19 ACRES • 120-FT DOCK • 4 CABANAS PERMITTED

LOCATION

On the Map

OFF BELIZE CITY - BELIZE

TURTLE CAYE

Off Belize City, Belize • 17.62°N, 88.12°W

DISTANCES

Belize City	9 mi
Philip Goldson Intl	14 mi
Caye Caulker	10 mi
San Pedro	23 mi

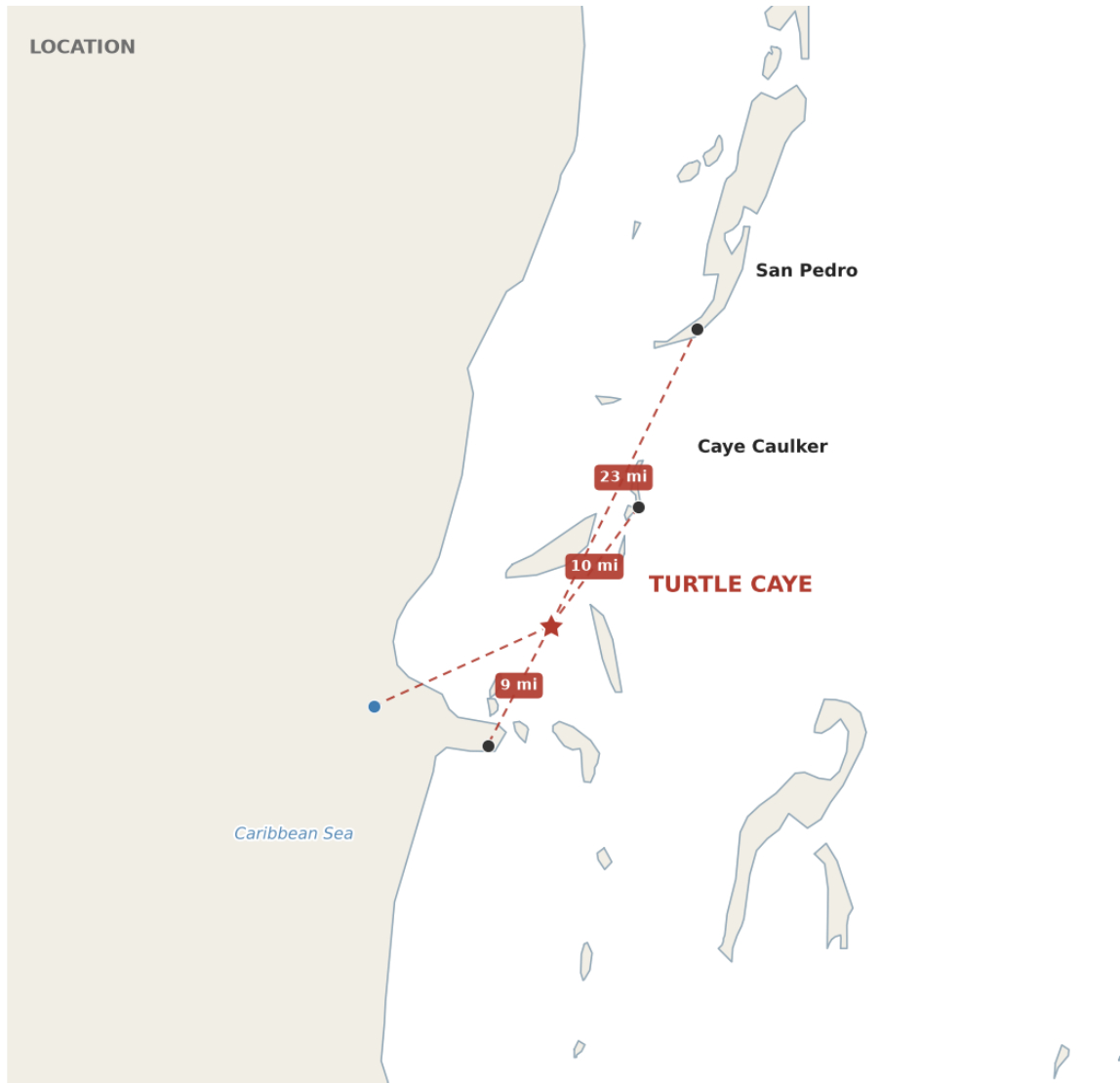
ELEVATION & CLIMATE

Summer high (Jul avg)	88°F
Winter low (Jan avg)	70°F
Sea temp	81-85°F

ACCESS

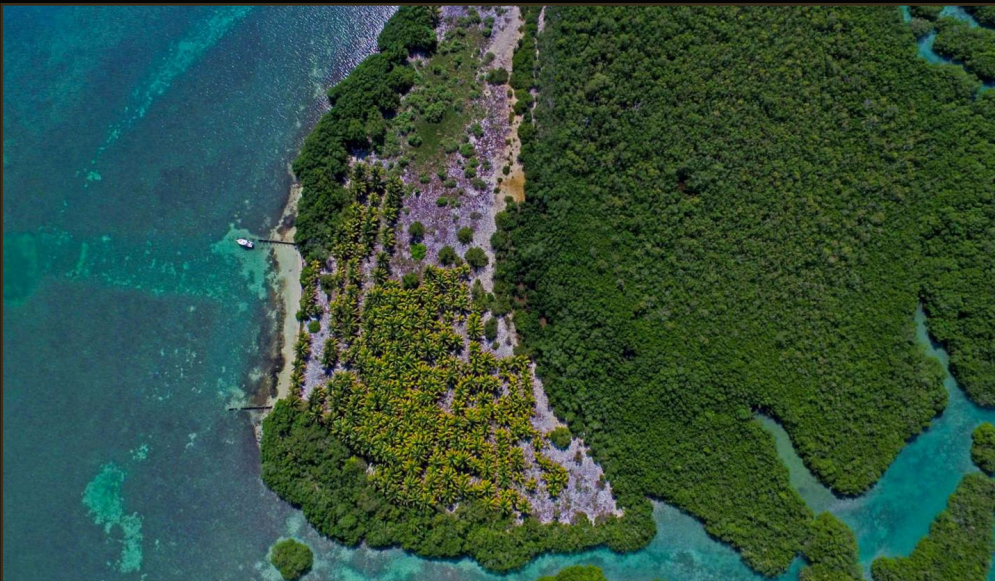
- 15-20 min boat from Belize City marinas
- 120-ft operational dock in place
- Solar arrays + rainwater catchment (planned)

Straight-line distances, approximate.
Island coords: ~9 mi from Belize City, ~1 mi from Barrier Reef (listing).
Sources: see sources.txt



GALLERY

The Caye in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Turtle Caye

OFF BELIZE CITY - BELIZE

Price Upon Request

info@privateislandsinc.com

www.privateislandsonline.com



[View the live listing](#)