

Jewel Caye

COCKNEY RANGE • BELIZE

A turnkey private island in Belize's Cockney Range — two master villas, two guest duplexes, staff housing and a 3,000 sq ft overwater clubhouse with a glass floor, all solar-powered. Sold with a one-acre mainland estate.

USD 4,000,000

2 ACRES • FREEHOLD • TURNKEY RESORT COMPOUND

THE ESTATE

At a Glance

PRICE	USD 4,000,000
ISLAND	2 acres + 1-acre mainland estate
TENURE	Freehold — 2 separate title deeds
MASTER VILLAS	2 × 2,000 sq ft, north + south ends
GUEST DUPLEXES	2 × 1,120 sq ft, 4 suites
STAFF HOUSING	3 homes, crew quarters for 10
CLUBHOUSE	3,000 sq ft overwater, glass floor
PIER	120-ft deep-water pier
POWER	Solar + 18kW backup generator
WATER	61 cisterns, 33,550-gal capacity
BOATS	34-ft Boston Whaler + 20-ft skiff incl.
STATUS	Available

DOUBLE ASSET: ISLAND + MAINLAND

The sale pairs the 2-acre island with "Jewel Landing" — a rebuilt two-story mainland estate with river-view verandas and storage for the included Boston Whaler. Island seclusion, mainland logistics, one price.

ISLAND VITALS

COORDS	WATERS
16.83°N, 88.20°W (approx.)	Caribbean Sea
SHORELINE	CLIMATE
White sand	90°F / 70°F avg





THE ISLAND

A Turnkey Caribbean Jewel

Jewel Caye is the opposite of a raw-land gamble: eight buildings, landscaped palms, white-sand beaches and every system already running. Two master villas anchor the north and south ends, built to catch the 360-degree sea breeze; palapas and decks face both sunrise and sunset.

THE CLUBHOUSE

Dinner Over the Reef

A 120-foot pier leads to the island's crowning glory: a 3,000 sq ft open-air clubhouse with a professional kitchen, bar and a central glass floor — dinner over the marine life, forty guests at a time.

THE VILLAS

Two Masters, North & South

Each 2,000 sq ft master villa offers wood-beam ceilings, hardwood floors, a loft and a modern kitchen — elevated to catch the breeze, each with its own end of the island and total privacy between them.

THE GUESTS

Duplexes & Crew Quarters

Two duplexes add four guest suites with lofts and kitchenettes; three central staff homes sleep ten and convert easily to further guest lodging. The island sleeps a crowd — or runs as a boutique resort — without breaking stride.





LAND & WATER

Palms, Palapas & Glass Floors

White-sand beaches ring a landscaped island of coconut palms and flowering flora. The surrounding shallows are made for kayaking, paddleboarding and snorkeling — and the overwater clubhouse's glass floor turns the reef below into permanent theater.

KNOWN FOR

The 3,000 sq ft overwater clubhouse with a glass floor — plus a mainland estate included in the same purchase.



ARRIVAL

Twenty Minutes from Sittee River

Under twenty minutes by boat to Sittee River Village for fuel and supplies, with deep-water access for the included 34-ft Boston Whaler. Hopkins Village — and its Garifuna culture — is minutes away; Belize's international airport is a short hop beyond.

REGIONAL INTEL

Belize: British Common Law & Freehold

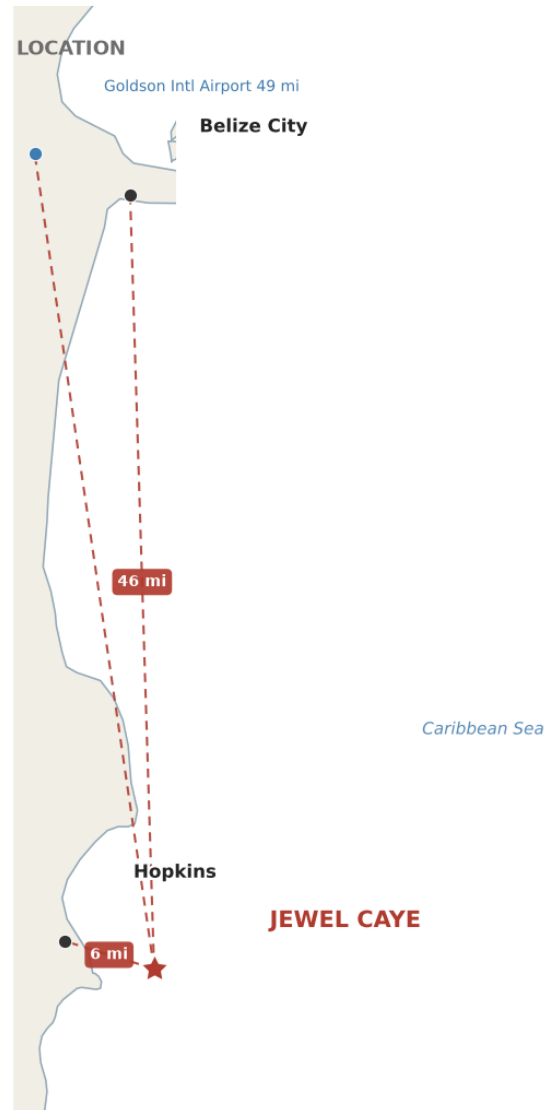
Belize remains a top destination for island purchases: a British Common Law system, fee-simple freehold titles, and no foreign restrictions on beachfront or offshore cayes. Titles are secured under the Registered Land Act; an 8% stamp duty applies, and holding via a Belizean IBC is standard practice.

OVERWATER CLUBHOUSE • SOLAR POWERED • ISLAND + MAINLAND

LOCATION

On the Map

COCKNEY RANGE • STANN CREEK • BELIZE



JEWEL CAYE

Cockney Range, Belize • 16.83°N, 88.20°W (approx.)

DISTANCES

Hopkins	6 mi
Belize City	46 mi
Goldson Intl Airport	49 mi

ELEVATION & CLIMATE

Summer high (avg)	90°F
Winter low (avg)	70°F
Water temp	79-86°F

ACCESS

Under 20-min boat to Sittee River Village

Deep-water boat access to island

Solar + 18kW backup generator

Straight-line distances, approximate.
Island position approximate (6.5 mi E of Sittee River bar mouth per agent sources).
Sources: map geocoder, seatemperatures.net, listing page (see sources.txt).

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Jewel Caye

COCKNEY RANGE • BELIZE

USD 4,000,000

info@privateislandsinc.com

www.privateislandsonline.com



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