

Bread & Butter Cayes

BELIZE - CENTRAL AMERICA - SOUTH WATER CAYE MARINE RESERVE

Two private cayes in one freehold offering, set inside Belize's 117,870-acre South Water Caye Marine Reserve on the Belize Barrier Reef. The resort island is fully renovated and operating - eight guest cabins, a central kitchen, outdoor grills, day-use facilities, and six docks - powered by an upgraded solar array with 20,000 gallons of water storage and desalination on order. The second caye is untouched: your blank canvas, your protected horizon.

USD 4,900,000

1.40 ACRES - DUAL ISLAND - FREEHOLD - TURNKEY RESORT

THE ESTATE

At a Glance

PRICE	USD 4,900,000
LOCATION	Off Hopkins, Belize, Central America
SETTING	South Water Caye Marine Reserve (117,870 acres)
ACREAGE	1.40 acres (0.58 + 0.82)
OFFERING	Dual island: resort island + undeveloped caye
GUEST CABINS	8 newly renovated (select with private kitchens)
DINING	Central shared kitchen, outdoor grill stations
FACILITIES	Day-use guest facilities
DOCKS	Six boat docks
ENERGY	Upgraded solar energy system
WATER	20,000 gal storage; desalination ordered
MARINE LIFE	Nurse sharks, stingrays, turtles, dolphins, manatees
ACTIVITIES	Snorkeling, scuba diving, deep-sea fishing
TENURE	Freehold
STATUS	Available

TWO ISLANDS, ONE VISION

A turnkey resort island (0.58 ac) plus a pristine undeveloped caye (0.82 ac). Develop the second island at your pace while the first island's docks, power, water, and guest income carry the vision - and own your horizon forever.

ISLAND VITALS

ELEVATION	COORDINATES
Low coral caye	16.850°N, 88.183°W (approx.)
SHORELINE	WATERS
White sand & mangrove	Caribbean Sea





THE OFFERING

Two Islands, One Vision

There is a rare kind of island property that earns its keep from day one while holding a second act in reserve. Bread & Butter Cayes is two islands, 1.40 acres combined, inside a protected marine reserve along the Belize Barrier Reef. One island is a turnkey boutique resort - eight renovated cabins, shared and private kitchens, six docks, all running on solar with full water independence. The other is pristine and undeveloped, waiting for a private villa or an exclusive sanctuary of your own design.

VIEW PROTECTION

Own Your Horizon

Owning both cayes buys what no single island can promise: a horizon that will never change. The undeveloped caye (0.82 acres) sits beside the resort island (0.58 acres), so no future development can ever rise in your view. Build the second island at your own pace - a family compound, a luxury retreat, a dive base - while the first island's docks, power, water, and guest income carry the project forward.

RESORT

Guest Cabins & Facilities

Eight guest cabins, newly renovated, several with private kitchens, arranged around a central shared kitchen, outdoor grill stations, and day-use guest facilities built for seamless group stays. Six boat docks handle daily arrivals, reef excursions, and supply runs. The island welcomes overnight guests and day visitors alike - a working resort from the moment you take the keys.

SELF-SUFFICIENCY

Power & Water

Energy: upgraded solar energy system, fully off-grid. Water: re-pumped system with 20,000 gallons of storage, plus an ordered desalination unit for complete water independence. In the middle of a marine reserve, the island runs clean - a genuine eco-footprint with resort-grade reliability.





THE REEF

Marine Reserve Sanctuary

The cayes lie within the South Water Caye Marine Reserve - 117,870 protected acres along the Belize Barrier Reef, the second-largest reef system on earth. Coral gardens begin off the north shore; nurse sharks, stingrays, sea turtles, dolphins, and manatees move through the surrounding waters. Snorkeling, scuba diving, and deep-sea fishing launch directly from the island's docks - among the finest reef access of any private island in Belize.

KNOWN FOR

Set inside the South Water Caye Marine Reserve - part of the Belize Barrier Reef Reserve System, a UNESCO World Heritage Site - minutes by boat from Hopkins. World-class snorkeling and diving off the docks, legendary flats fishing nearby, and the Placencia peninsula within easy reach.



LOGISTICS

Close to Hopkins

At just 6.5 miles and about 20 minutes by boat from Hopkins, these are among the closest private islands to the Belize mainland. Short crossings mean low fuel costs, fast guest transfers, and easy staffing from town - chefs, guides, musicians, nannies - without housing them on the island. Seclusion without the logistics penalty.

OWNERSHIP

Lifestyle and Value

Optionality is the asset here: operate a boutique eco-resort with real infrastructure, keep a private family compound in a world-class marine sanctuary, or develop the second caye into an ultra-exclusive retreat while the first island funds the vision. Freehold, turnkey, and endlessly flexible.

1.40 ACRES · 8 CABINS · 6 DOCKS · FREEHOLD

LOCATION

On the Map

OFF HOPKINS - SOUTH WATER CAYE MARINE RESERVE - BELIZE



BREAD & BUTTER CAYES

Off Hopkins, Belize • 16.850°N, 88.183°W (approx.)

DISTANCES

Hopkins	7 mi
Dangriga	8 mi
Placencia	26 mi
Belize City	45 mi
Goldson Intl (BZE)	48 mi

ELEVATION & CLIMATE

Summer high (avg)	90°F
Winter low (avg)	68°F
Caribbean water temp	79-86°F

ACCESS

- 20-min boat transit from Hopkins
- 6.5 mi offshore (Hopkins)
- BZE international airport, Belize City

Straight-line distances, approximate.
Island position approximate (6.5 mi off Hopkins per MLS).
Sources: Belize Real Estate MLS, numbeo.com, whereandwhen.net.

GALLERY

The Cayes in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Bread & Butter Cayes

OFF HOPKINS - BELIZE - MARINE RESERVE

USD 4,900,000

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