



BELIZE

A stunning Caribbean country located on the northeastern coast of Central America. Belize is bordered on the northwest by Mexico, on the east by the Caribbean Sea, and on the south and west by Guatemala. Until recently it has been a relatively undiscovered country, but burgeoning tourism and resort real estate industries have begun to drive more than half a million visitors annually.



BELIZE

SIZE

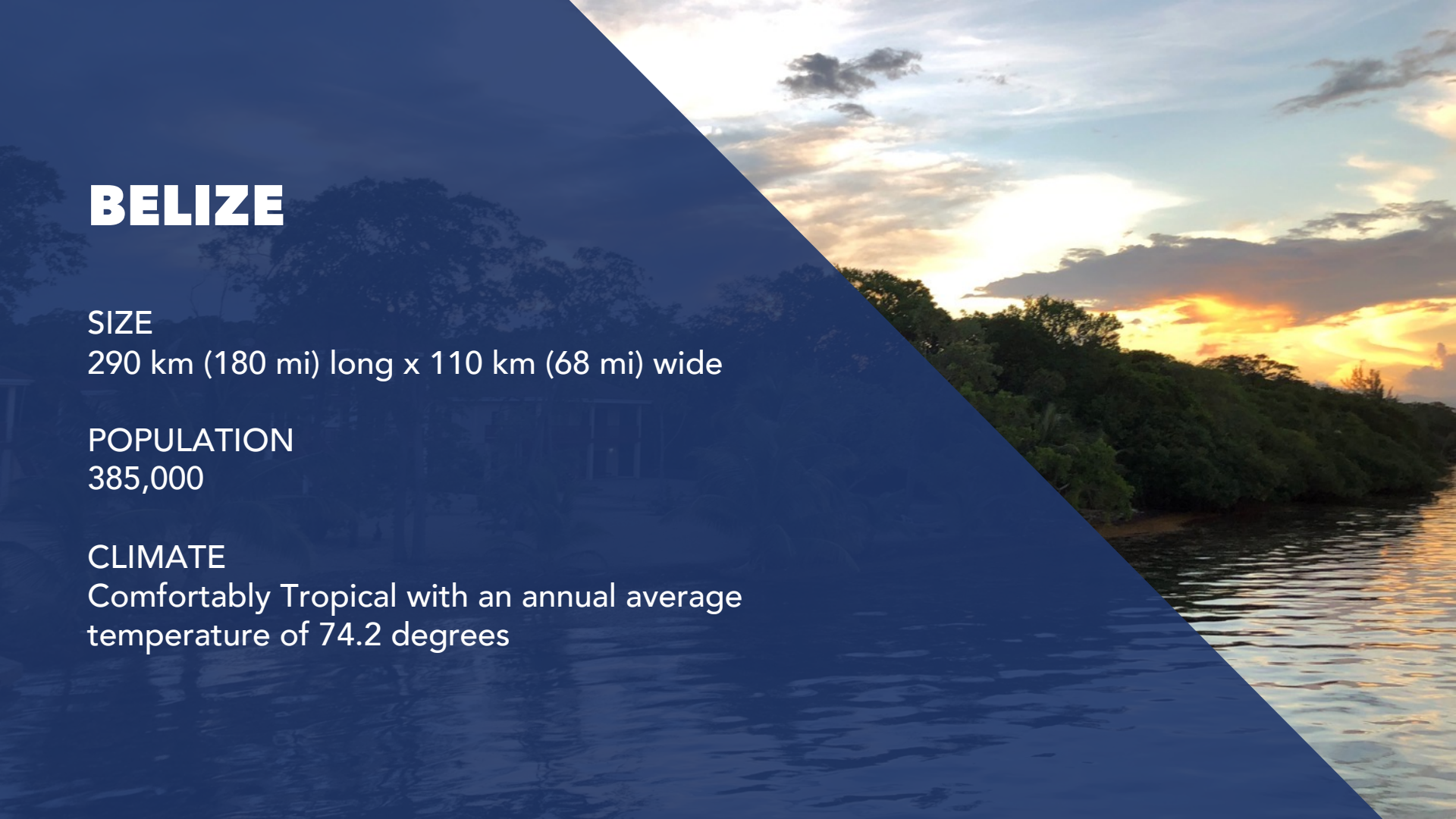
290 km (180 mi) long x 110 km (68 mi) wide

POPULATION

385,000

CLIMATE

Comfortably Tropical with an annual average temperature of 74.2 degrees



WHY BELIZE?

- Over half a million overnight visitors to Belize in 2019, an increase of 3% over 2018
- 65.9 percent stayed overnight in a hotel/resort & 94.7 percent visited for leisure purposes.
- A high 91.3 percent would recommend Belize as a place to visit, and 83.0 percent said they would return to Belize.
- 33.3 percent have an average income of \$120,000 or more, and 15.6 percent are above \$200,000
- Average Daily Room rates have increased almost 20 percent in the last five years.



What's drawing tourists to Belize?

FISHING

World-class fly fishing, deep sea fishing, & reef fishing.

BARRIER REEFS

A series of coral reefs straddling the coast of Belize, it's extremely popular for snorkeling, scuba diving and fishing.

GREAT BLUE HOLE

Ranked one of "The 10 Most Amazing Places on Earth", This giant sinkhole is well known to recreational diving and snorkeling enthusiasts, providing clear water and a variety of flora, fauna and fish.



What's drawing tourists to Belize?

ARCHAEOLOGICAL SITES

Once the epicenter of the ancient Maya world, Belize is home to numerous sacred temples & pyramids.

OFFSHORE ISLANDS

Hundreds of beautiful offshore islands are available to explore, delivering an offshore wonderland for divers, snorkelers, kayakers, swimmers and marine life observers.

COCKSOMB BASIN WILDLIFE SANCTUARY

Recognized internationally as the world's first jaguar preserve, it's home to 200 jaguars, the largest concentration in the world.





MANGROVE
RESORT & MARINA



Located near the small town of Hopkins in south-central Belize.

The largest site in Belize featuring both ocean and river access, the vast majority of the site is covered by a wonderful and dense mangrove forest. Water, beach and/or mangrove views extend along the ocean and river sides, with marina views available from the third side.



Triangular in shape, Mangrove Resort & Marina sits on 59.4 acres, bordering on over 2,600 feet of beach frontage, 1,500 feet of river frontage and an existing 42-slip marina.

CURRENT DEVELOPMENT



TREEHOUSES



FISHING CABINS



MARINA

TREEHOUSES



2 SHOWHOME TREEHOUSES NESTLED IN THE MANGROVE FOREST

1,250 SQ FT | 2 BEDROOM, 2 BATH, KITCHEN & LIVING ROOM | AIR CONDITIONING

FISHING CABINS

A row of five wooden fishing cabins built on stilts along a canal. The cabins are made of light-colored wood and have gabled roofs with white metal siding. They are situated on a dark, sandy bank next to a concrete canal wall. In the background, there is a dense forest of tall, thin trees under a blue sky with scattered white clouds.

5 FISHING CABINS CONVENIENTLY LOCATED ON THE CANAL NEXT TO THE MARINA

600 SQ FT | SLEEPS 4 COMFORTABLY | KITCHEN, LIVING ROOM & BATHROOM

FISHING CABINS



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MARINA

A large white yacht is docked at a marina. The yacht has a black canopy and is reflected in the calm water. In the background, there is a white wall and a dense line of green trees under a blue sky with some clouds. Another smaller boat is docked further back.

42 SLIP MARINA | 80' x 24' SLIPS

47' SILVERTON YACHT | 21' FLOATABLE BOAT | 2 YAMAHA WAVE RUNNERS

ADJACENT TO THE SITTEE RIVER CANAL & OUT TO THE CARIBBEAN SEA / ATLANTIC



THE DEVELOPMENT





- H = Hotel
- TH = Tree Homes
- L = Residential Lots
- M = Marina
- C = Condos
- X Lots with Houses
- Available Lots
- ✓ Lots with Owners

THE DEVELOPMENT



CONDOS



TREEHOUSES



RESIDENTIAL

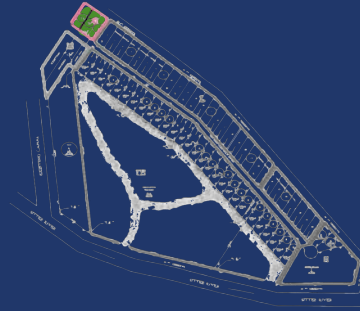


CONDOS

CONDOS

10 BEACH FRONT CONDOS LOCATED DIRECTLY EAST OF THE MARINA

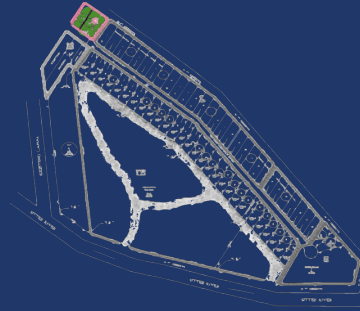
- 2 Bedroom | 2 Bathroom | Air Conditioned
Stunning Caribbean Views
- This whole ownership will include full access to our exclusive Mangrove Resort & Marina Amenities. Included but not limited to:
 - Welcoming Center, Restaurants, Lounges, Swimming Pools, Spa, Fitness facilities & Boutique Commercial Shops.



CONDO PRICING

10 CONDOS AVAILABLE:

- 6 - Second Floor Condos
\$975,000 per unit
- 4 – Third Floor Condos
\$1,495,000 per unit

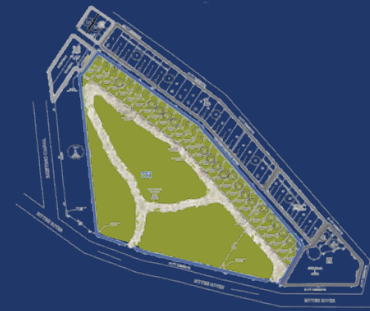


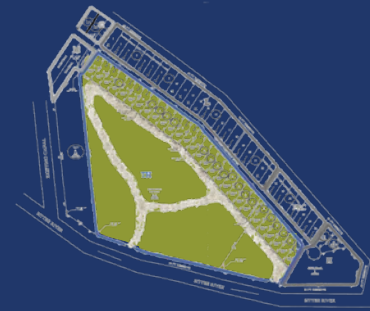


TREE HOUSES

26 UNITS IN THE BEAUTIFUL MANGROVE FOREST

- This whole-ownership offering is a uniquely designed 2 Bedroom, 2 Bath HOME on concrete piles above the forest floor with large covered decks. The entire site will be extensively landscaped, in addition of course, to the natural mangrove forest itself.
- This whole ownership will include full access to our exclusive Mangrove Resort & Marina Amenities. Included but not limited to:
 - Welcoming Center, Restaurants, Lounges, Swimming Pools, Spa, Fitness facilities & Boutique Commercial Shops.





TREE HOUSES PRICING

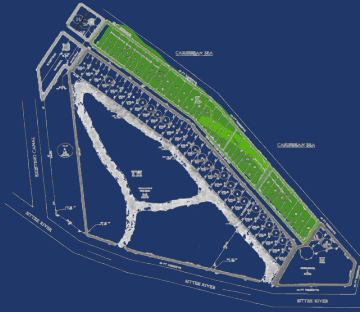
26 UNITS AVAILABLE

- Ocean view Tree Home lots range from \$100,000 to \$150,000 based on location within the forest
- 2 fully built and furnished homes are currently available for \$375,000

RESIDENTIAL LOTS

5 BEACH FRONT RESIDENTIAL LOTS

- Available for you to build your dream home!
- Stunning Caribbean Views
- Fully cleared of vegetation so you can get started building right away
- \$225,000/Lot





INTERESTED?

For further details, please contact:

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