

# PRIVATE ISLAND FOR SALE

**Name:** Isla Isabella Private Island

**Region:** Belize, Central America

**Title:** Freehold

**Size:** 2.63 Acres

**Status:** Developed

**Type:** Private Island

**Price:** Upon Request

**Lifestyles:** Island with Beaches, Turn-Key, Income Potential

**Location:** 9 miles off the beautiful Southern Village of Sittee River



Contact Number: 670-1443



# ABOUT US

Welcome to Isla Isabella our luxurious 3 acres Private Island. Situated on Blue Ground Range; Belize Central America..

Isla Isabella Private Island is the realization of a dream to create a 'beyond luxury' exclusive hideaway. This unique destination was developed to embody the very best of our archipelago, bathed by blue skies in the aquamarine waters of the Beautiful Caribbean Sea. Isla Isabella Private Island is an exceptional luxury retreat where our guests are treated like royalty.

Isla Isabella Private Island has been designed and curated with privacy and comfort as the guiding principles while allowing the Caribbean Sea to take center stage. At one with nature, each of the private retreats is built using local materials, combining contemporary flourishes with interiors designed for sensory exploration.



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# LAND

This Private Island is 2.96 acres, on our survey plan. In reality it is much bigger, because when we dredged the Island, it over flowed and we made it much bigger than the actual survey plan.

Before we dredged, we cleaned out mangroves just in the middle piece, we left mangrove around the island for protection. After we cleaned the middle, we placed a cement seawall structure. This structure includes pre-fabricated cement slab with pre-fabricated cement post; this was then tied together with a cement beam right around the island. We inserted three seawall directly out to protect it from erosion.

When we were dredging we placed drums with black soil to plant different types of trees that are grown in Belize. We purchased coconut trees and several other plants. All electrical and Water System are underground.

The island is surrounded by other Islands, which gives it good protection from hurricanes and major storm. PLEASE NOTE: That when it comes to mother nature we have no control over that.



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# SEAWALL

The front of the Island have a stone cemented seawall to protect it from erosion.

The South of the Island have a beautiful Sandy beach.

The Land is in a Company named Belize Paradise Corporation Limited, a company registered under the chapter Act, Chapter 250 of the Laws of Belize. Revised e=Edition 2000. with address: 4 Mile Stann Creek Road.



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## RECREATIONAL CENTER

A badge loaded with a crane and cement pillar was transported to the island where the pre-fabricated cement pillars was placed on the island.

Pressure Treated Pine log cabin wood was used for the side walls.

The roof is made out of Thatched leaf or bay leaf to give that natural Maya look and feeling.

It has a restaurant, Kitchen/Bar and a bathroom. A huge dining space which presently has four tables, which can seat a capacity of twenty people. A sofa set is also available for relaxation.

A list of equipment/utensil are as follows: stove, plates, pot sets, forks and spoons.

This is located over the water.



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These Villas are nicely located to have a view of the sunrise in the mornings. Both Villas has its own private Bathroom, the floor is made of a variety of local hardwood in Belize.

Beds Frames are made of Teak and Bamboo.

The bed post are craved with Mayan faces.

It also has a beautiful veranda.

Air conditioning units available

Each villa has its own little backup water tank.

The roof is made of congregated zinc to sustain the seawater salt; which also facilitates in receiving rain water.

Each Villa includes a Sofa to relax is you wish.

## VILLA 1/ VILLA 2



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## WORKERS QUARTER/STOREROOM

The workers quarter consist of a two store building

The upper flat has two separate bedrooms, and a bathroom.

Each bedroom has two bunk beds, which can accommodate four persons in each room, with a total of 8 persons.

The lower flat consist of a small kitchenette, for the workers.

The other part is used as a storeroom which also accommodates the water pump, which supplies water to all buildings .

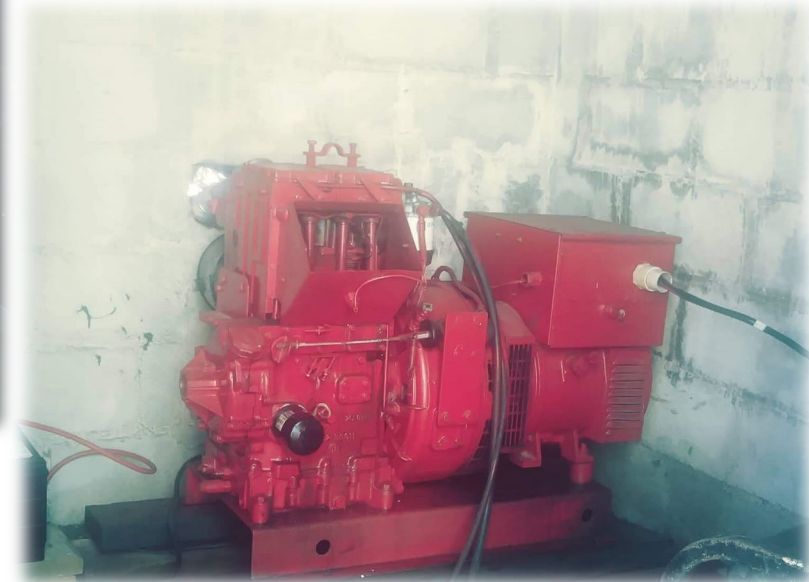


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# GENERATOR HOUSE

The Generator House is made out of concrete  
Has a concrete roof as well.  
It Host Lister Diesel Generator.  
Providing Electricity to the entire Island.



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# LOCATION

This private island is centrally located 30 Minute from the beautiful village of Hopkins. Beautifully located in the middle of the Belize Barrier Reef and Hopkins Village. The Belize Barrier Reef is a series of coral reefs straddling the coast of Belize, roughly 300 meters (980 ft) offshore in the north and 40 kilometers (25 mi) in the south within the country limits. The Belize Barrier Reef is a 300-kilometer (190 mi) long section of the 900-kilometer (560 mi) Mesoamerican Barrier Reef System, which is continuous from Cancún on the north-eastern tip of the Yucatán Peninsula through the Riviera Maya and up to Honduras, making it the second largest coral reef system in the world after the Great Barrier Reef in Australia. It is Belize's top tourist destination, popular for scuba diving and snorkeling and attracting almost half of its 260,000 visitors. Has a beautiful Lagoon

We are located in the neighborhood of other Resorts like, Royal Belize, Coco Plum Private Island, Thatch Caye, Blue Marlin Lodge, Tobacco Caye, Pelican Resort and Caribou Caye.

It is a passage way for all boat/yacht, Catamarans that are travelling from Guatemala and Southern Belize in route to South Water Caye and San Pedro.

Many yachts/boats, Catamarans also park in the harbor which is located right in front of the Island. It is well protected because they are other Islands around it as mentioned.

The Islands around it serves as protection, but its not too close to interfere with the Island Privacy.

It is 155 miles from Guatemala to Isla Isabella Private Island.



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## POTENTIAL ISLAND USE

- It can be used for Private Family gate away, or a individual/Company who just want their own
- Private Island.
- Can be used for Time Sharing.
- A Resort. The land is big enough to facilitate/put other Cabanas, Villas, Dorms, Hotel Other Private house Etc.
- Days Trips
- Student Research Center/Biological Students
- Fly Fishing Resort
- Diving Resort
- Wedding/Honeymoon Events
- Island Retreat
- Cooperate Meetings
- Conference



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## WHY SHOULD I BUY THIS ISLAND



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The price of Private Islands keeps on going up for the following reasons:  
There are not anymore Private Island that have already been developed.  
Real Estate in Belize is on the Boom Whether you're looking to retire in beachfront luxury or completely drop off the grid, you can do it on your personal Central American island. You can feel like you're in the middle of nowhere and still be just a short plane ride away from friends and family.  
Belize is so close to the U.S. by plane that it's easy to pop down to see why it's so popular. The first thing you'll notice, even from the air, is that it's a small country (under a half-million people) with a huge amount of coastline. Preserving the environment is a major priority there, and it shows. With the Mesoamerican Barrier Reef in its backyard, Belize is a huge destination for divers and snorkelers.  
Unlike some other countries, Belize makes it quite easy for foreigners to buy property there. In fact, there are no restrictions at all on foreigners buying property, including beachfront land, which is highly unusual.  
If you do end up buying an island in Belize, you'll be in good company. Leonardo DiCaprio purchased 104-acre Blackadore Caye He's working with a well-known hotel chain to turn his island into an eco-resort rival anywhere else on earth, which shouldn't be difficult given the stunning scenery and balmy year-round climate of beautiful Belize.  
There is a general tourist desire to spend a couple of days out in the islands, with breathtaking sunrises and sunsets and great With Belize being the eco-tourism capital of the world, many island owners have seized the opportunity to create businesses such as Hatchet Caye, Ranguana and Turtle Inn resorts. Even celebrities like Bill Gates and Leonardo DiCaprio have an interest in the Belizean activities and adventures, with the latter opening his own eco-resort in the coming year. There is a general tourist desire to spend a couple of days out in the islands, with breathtaking sunrises and sunsets and great snorkeling, all less than an hour from the mainland., all less than an hour from the mainland.



# GALLERY



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