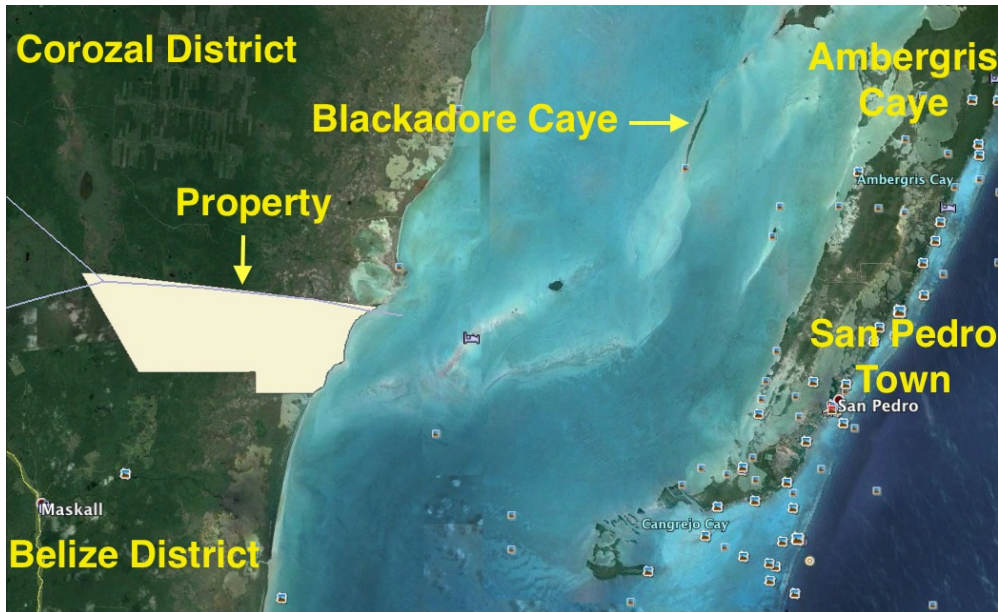


# 10,478.39 Acre Property - West of Ambergris Caye

# LAND



## 10,478.39 Acres - Beach, Sea, Lagoons, Rivers & Jungle across from Ambergris Caye Bomba, Belize Rural North 1, Belize District, Belize

This 10,478.39 Acre Parcel represents one of the very best land holding our developmental opportunities in Belize. Property consists of the first mainland point directly West from San Pedro Town, Ambergris Caye - distance is only 13 miles.

Property offers 14,000 ft. or 2.7 Miles of Sea frontage with a sandy peninsula, lagoons, clear water creeks and an undeveloped mainland with tropical forests and savannah.

Property is the first mainland point west of Belize's biggest tourist destination - Ambergris Caye. With the announcement of the green lit development on Leonardo DiCaprio's island - Blackadore Caye - only 10 miles away - this property is poised to see massive appreciation and developmental potential with room to spare and extra land to protect.

Property offers tons of natural and human history dating back from the Maya, to the logging and bootlegging days in Belize's past on to modern day tourism and agriculture. Belize's best known Mayan site, Altun Ha is just 30 minutes away along the newly improved Old Northern Highway.

The Old Northern Highway is now a brand new paved road linking the Philip Goldson Highway and International Airport to the area with an all weather road granting direct access to the property.

You will not find a better investment of this size in Belize.

Being Offered at:  
\$30,000,000 USD



Proud Member of:  
**AREBB** - Association of Real Estate  
Brokers of Belize

### Property Highlights

- 10,478.39 Acre Seafront Property  
- Located in Northern Belize District
- Well-Diverse Property  
- Offers Beach, Lagoons, Rivers & Jungle Terrain
- 2.7 Miles of Sea Frontage
- Clear Water Creeks within Property
- Tropical Forests & Savannah
- 13 Miles West of Ambergris Caye
- Just 10 Miles from Leonardo DiCaprio's Island - Blackadore Caye
- Holds Tremendous Developmental Opportunities
- Accessed by an All-Weather Road off the Old Northern Hwy
- 30 minutes from Belize's Best Known Maya Site - Altun Ha

**Listing Agent:** Hugo Moguel

**Contact Info:** Office: 501-223-2427

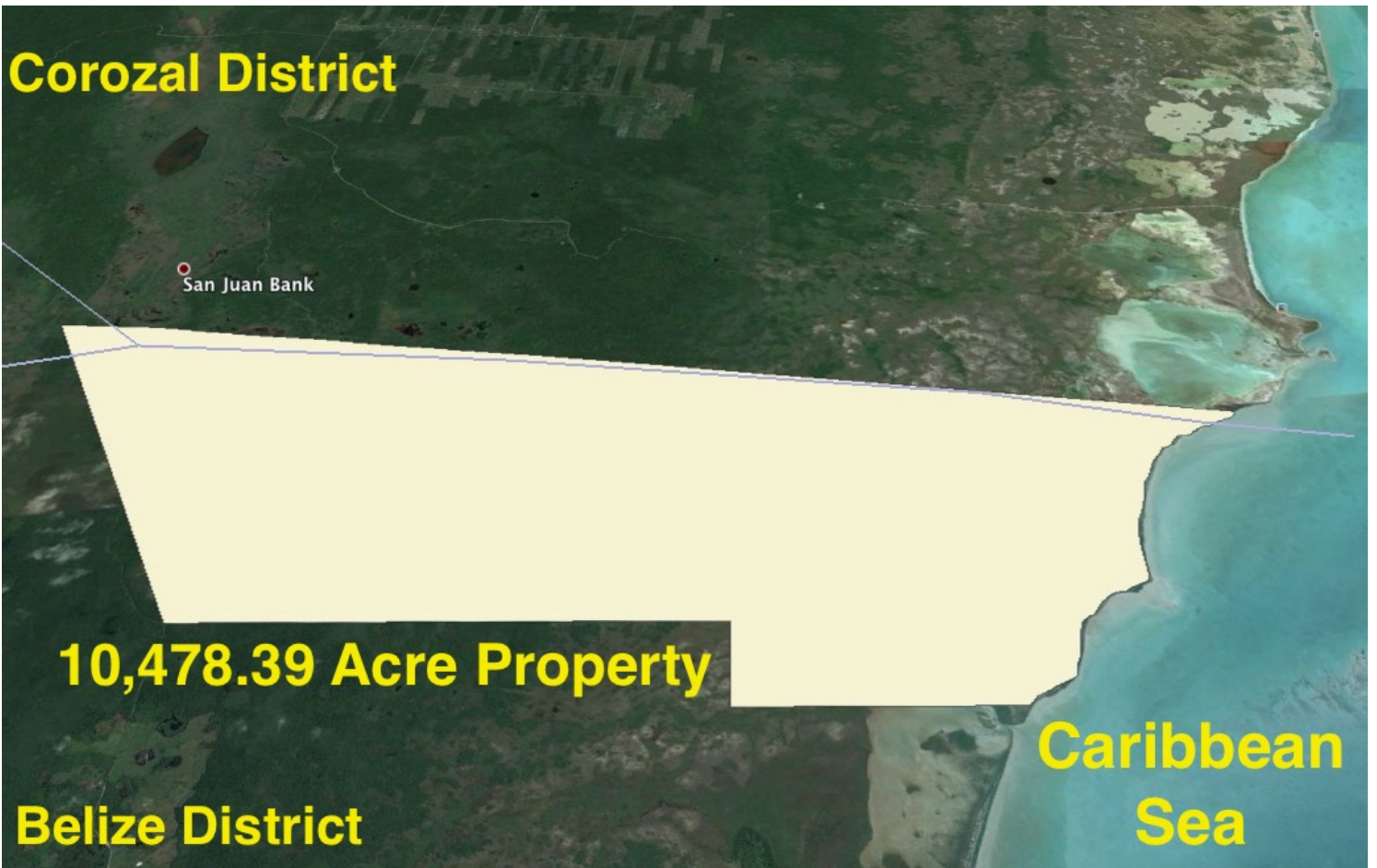
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