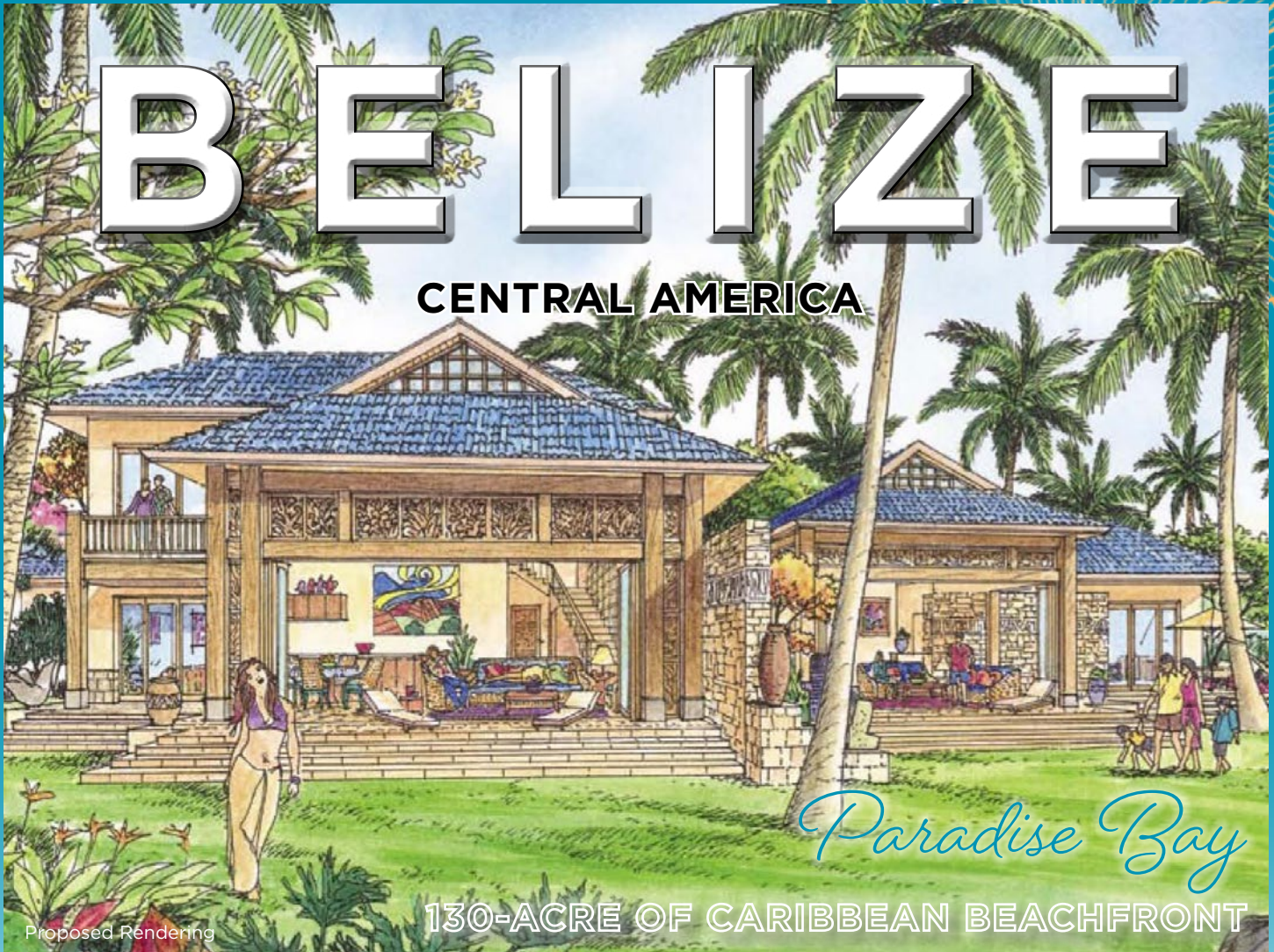


# BELIZE

CENTRAL AMERICA



**Purchase Price: US\$5,640,000**

## Investment Highlights

- **Irreplaceable Oceanfront Asset:** The stunning peninsula with its white sand beaches and pristine Caribbean shoreline is a unique investment opportunity.
- **Development Entitlements:** Although expired, these can be renewed, paving the way for luxury accommodations and marina facilities.
- **Premier Resort Destination:** Located near top tourist and diving destinations, Ambergris Caye and Altun Ha Mayan Archaeological site, the property is easily accessible by boat, helicopter and a planned road.
- **Favorable Incentives:** Belize offers no Capital Gains or inheritance taxes and a Qualified Retired Persons (QRP) program with significant benefits.

# Property Description

Paradise Bay offers a pristine and natural 130-acre beachfront peninsula in Belize, ideal for development into an exclusive private family compound or a tropical resort community. This unique property features white sandy beaches on the Caribbean Sea on one side and a serene bay on the other, providing an unparalleled opportunity for luxury and sustainability in a picturesque setting.

## Development Potential

Paradise Bay's extensive 130-acre site presents tremendous potential for a variety of development options:

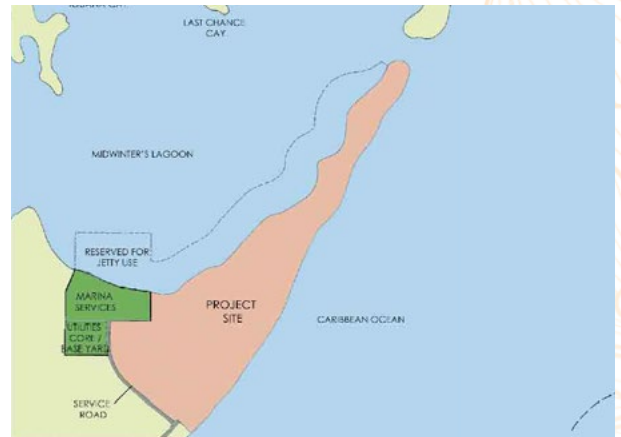
- **Exclusive Private Family Compound:** Create a luxurious, private retreat with all the amenities of a high-end estate. With this option the opportunity here is only limited by your imagination.
- **Tropical Resort Community:** Develop a resort with hotels, a spa, and even the potential for a casino, catering to tourists seeking a high-end, eco-friendly vacation experience. This development even includes some well thought out plans, entitlements (since expired but renewable), and some due diligence such as environmental impact statements, etc.

## Approved Plans and Entitlements

The Tropical Resort Community option comes with a previously approved Environmental Impact Statement and development entitlements, which may be renewed. These approvals allow for the construction of luxury villas, over-water bungalows, and comprehensive marina facilities, ensuring that the development harmonizes with the lush natural environment.

## Key Features and Amenities of the Tropical Resort Community

- **Proposed Condominium Units:** 57 one-bedroom villas and 57 two-bedroom villas, including 12 over-water villas.
- **Resort Buildings:** Three three-story structures housing 60 studio and 60 one-bedroom units.
- **Marina Facility:** 75 slipways with a Marina Core Yard and Docking Facilities.
- **Resort Club:** Features include a putting green, tennis courts, volleyball court, waterslides, and pools.
- **Hotel Complex:** Includes a lobby, lounge, restaurant, conference rooms, wedding venues, and a luxurious spa.
- **Utility Zone and Employee Housing:** Ensures comfort and convenience for staff.



For more information or to schedule a viewing, please contact:

### JOSEPH T. HAAS (PB)

Managing Director  
+1 808 864 6464  
jhaas@chaneybrooks.com

### STEVE K. SOMBRERO, CRE (B)

President  
+1 808 544 1798  
ssombbrero@chaneybrooks.com



**CUSHMAN & WAKEFIELD**

**ChaneyBrooks**

1440 Kapiolani Blvd., Ste 1010  
Honolulu, HI 96814 | USA  
Main +1 808 544 1600 | Fax +1 808 544 9574