

Property Overview



Maya Beach Estate + 3 Oceanfront Apartments in Belize

238 Placencia Road, Maya Beach, Stann Creek Belize

Experience the art of true beachfront living within one of Belize's most sought-after coastal enclaves on the Placencia Peninsula. This rare multi-unit beachfront estate is positioned directly on the soft sands of Maya Beach, offering uninterrupted Caribbean Sea views, flexible income potential, and the freedom to operate as a private sanctuary, boutique micro resort, or high-performing rental portfolio.

Designed for elevated indoor-outdoor living, the estate is anchored by a spacious six-bedroom, six-and-a-half-bath configuration spread across a main villa, a private guest casita, and two fully self-contained rental apartments. The layout allows for seamless owner use, segmented leasing, or full-property bookings, making it ideal for both lifestyle buyers and income-focused investors.

Directly off the pool deck, a one-bedroom guest casita with its own kitchen and bathroom offers ideal accommodations for guests, extended stays, or independent rental use.

Beyond the secured entry, a large garage provides storage for vehicles, golf carts, and water equipment. Above the garage sit two fully equipped one-bedroom apartments, each offering sweeping views from the Caribbean Sea to the lagoon, further enhancing rental flexibility and revenue potential.

Offered fully furnished and turnkey, this property is immediately ready for occupancy or income production.

Whether envisioned as a private beachfront compound, a boutique hospitality concept, or a diversified investment asset, this Maya Beach estate delivers scale, flexibility, and long-term value in one of Belize's most desirable coastal markets.

Investment Highlights



- Rare multi-unit beachfront estate with direct Caribbean Sea frontage
- Primary villa plus three independent one-bedroom rental units, ideal for diversified income streams
- Flexible operating strategies including full-estate rentals, segmented short-term rentals, or owner-occupancy with passive income
- Turnkey, income-producing asset offered fully furnished and operationally ready
- Prime Maya Beach location known for strong occupancy, premium nightly rates, and repeat tourism demand
- Multiple waterfront and water-view units supporting premium pricing and high guest appeal
- Outdoor kitchen, pool, and resort-style layout well suited for group bookings, retreats, or boutique hospitality use
- Secure entry, garage storage, and private access points for all units
- Low holding costs relative to other Caribbean beachfront markets, enhancing net returns
- Positioned within a strong appreciation corridor on the Placencia Peninsula

Why Belize?



Belize continues to emerge as one of the most compelling beachfront investment markets in the Caribbean and Central America, offering a rare blend of legal transparency, tax efficiency, lifestyle appeal, and long-term scarcity.

Foreign buyers may own property in Belize fee simple with no ownership restrictions, and there is no capital gains tax on real estate. Annual property taxes are exceptionally low, and operating costs remain materially lower than in competing Caribbean jurisdictions. English is the official language, and the legal system is based on British common law, providing clarity and familiarity for international investors.

The Placencia Peninsula, and Maya Beach in particular, has become a high-demand corridor driven by controlled development, limited beachfront inventory, and rising global tourism exposure. These dynamics support strong occupancy, increasing nightly rates, and long-term appreciation, especially for assets that offer scale, flexibility, and true beachfront positioning.

For hospitality and lifestyle investors, Belize offers operational freedom rarely found elsewhere. Boutique resorts, multi-unit estates, and micro-hospitality concepts can be operated independently, repositioned, or scaled without excessive regulatory friction. This flexibility allows owners to adapt to market trends while preserving downside protection through real asset ownership. Combined with year-round warm climate, pristine beaches, world-class boating and diving, and a strong base of repeat visitors and expatriates, Belize presents a market where lifestyle and yield align.

For buyers seeking a beachfront asset that delivers income, flexibility, and long-term value, Belize, and this Maya Beach estate in particular, represents a strategic and increasingly scarce opportunity.