

Live and Invest in BELIZE

*Unique Properties Around Belize
Buy Belize Real Estate & Management*



BUYBELIZE
REAL ESTATE & MANAGEMENT



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“Don’t wait to buy real estate,

Buy Real Estate & Wait”

Robert G Allen

Buy Belize Real Estate is not affiliated with the development group Sanctuary Bay that advertises as www.BuyBelize.com in the U.S

Type of Properties:

- *Beachfront Homes*
- *Beachfront Resort*
- *Sea-view homes*
- *Sea-view Resorts*
- *Jungle/Mountain Homes*
- *Jungle/Mountain Resort*
- *Commercial/Residential*
- *Foreclosure Properties*
- *Owning condominium*
- *Condominium Development*
- *Apartment Complex*
- *Subdivision Properties*
- *Village House*
- *City House*
- *Island Properties*

Disclaimer: Not all the pictures are owned or listed by me or my company Buy Belize

Beachfront Homes in Belize

\$1,200,000 USD Listing Price
San Pedro Town



\$895,000 USD Listing Price
Hopkins Village

\$700 per night

★★★★★ 84 Reviews
Exceptional 5/5 - Good for families

Enter dates for accurate pricing

Check In Check Out

Guests

[Request to Book](#)

Lolly Slattery
Ask Owner a Question

For booking assistance, call HomeAway at:
888-640-7927
Property # 40817516

Overview Amenities Reviews Map Availability

TROPIC PARADISE! TOP 5-STAR PRIVATE BEACH FRONT HOME WITH POOL ON THE ISLAND!!

House - 2700 sq. ft.

Sleeps: 6

Bedrooms: 3



Thatch Roof works great!
Last 4-5 Years

Beachfront Resorts in Belize

\$1,300,000 USD Listing Price
San Pedro Town



- **Owning a resort makes it easier to get worker's permit & residency**
- **This is one title and not Strata title (What the Condo's get as title)**
- **Create a small or large management team.**
- **To be considered a small resort, rooms of 10 or more are required. (BTB)**
- **Add Mennonite housing for additional small housing.**

Resorts on the Beach

● *Placencia*



● *San Pedro*



● *Hopkins*



● *Caye Caulker*



Seaview Resorts/Homes



- The lots cost half or less than half of a beachfront lot
- 2 minute walk to the beach.
- All beaches in Belize are public.
- Lower rental rate than being on the beachfront.

Jungle Resort



\$400,000 USD Listing Price
Tranquillity Lodge Toledo District



Mayflower Resort



Jungle House/Farms

\$70,000 USD Listing Price with a studio house

6.45 Acre with River →



View of the farm



Jungle Properties

Vacant Lots

● *Punta Gorda, Toledo*

83 Acres, \$140,000 USD



Jungle Properties

● Belmopan



● San Ignacio



● Hummingbird Highway



● Farm Lands



Mountain View Resort

Punta Gorda



Hummingbird Area



San Ignacio



Condominium Development

**\$439,100 USD 2 Bed Condo
Hopkins Village**



**Seiri del Mar Condos in Hopkins
Day Rental at \$300 USD plus Tax**



- **Create HOA (Home Owner Association) fee**
- **Create or Hire a Management Team**
- **Develop a rental program that will assist condo home owners.**

Condo Owner



- **HOA: \$476 USD**
- **Optional to Enter Rental Pool**
- **Property Tax is less than \$500 USD**
- **Maintenance Crew 24/7 Available**
- **Daily Rental rate is \$300 USD a night plus 9% Hotel Tax**

- **Condos HOA vary from \$250 USD to as high as \$700 USD**

Condominiums

● *Caye Caulker/San Pedro*



● *Placencia*



● *Hopkins*



● *Belize City*



Condos are available in San Pedro, Placencia (Plenty), Caye Caulker, Hopkins, Belize city

None in Cayo, Belmopan, Etc.

Island/Part Island

**2.4 Acre island for
\$350,000 USD**



**Half Acre Beachfront lot
on St. George's Caye
\$125,000 USD**



**6.8 Acres for
\$50,000 USD**



Caye Chapel (Full Island Development)



- Some properties have mangroves
- Boat required (easy to get captain license)
- While no road access all island properties MUST have sea access.
- Property Tax vary but start at \$300 USD per year as high as \$1,000 USD per year.

Apartment Complex



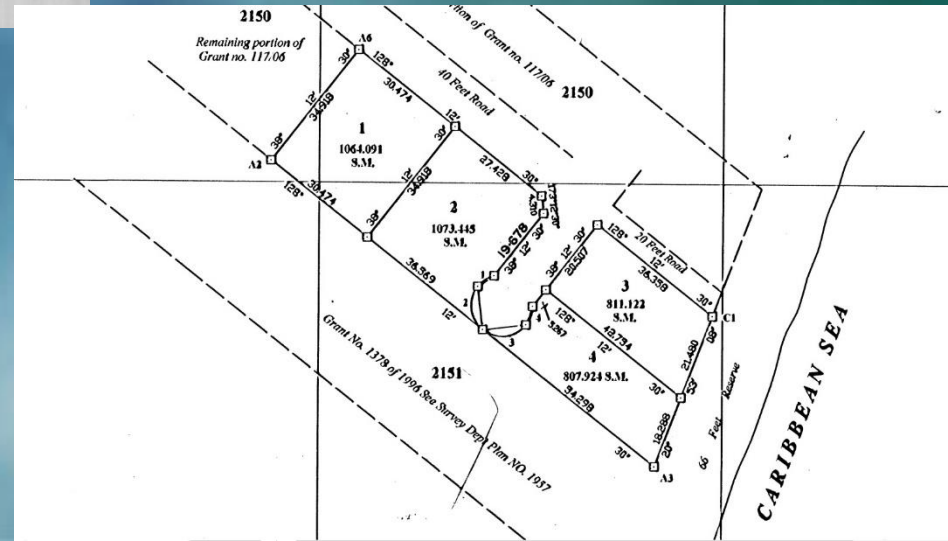
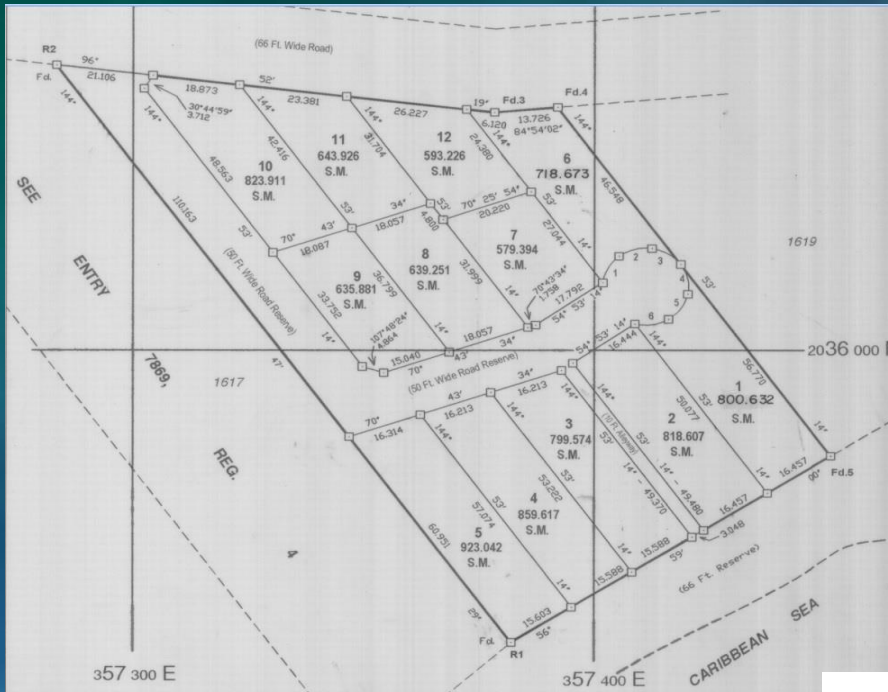
- Return can be 10% to 20% return
- Business Taxes are 3% of gross
- Full ownership
- Management companies
- Use a unit as Vacation Rental
Vacation Rental Business Tax are 1.75%
- Building is normally cheaper due to not a lot of complex for sale.



- Asking \$375,000 USD
- Turn Key with 10 Furnished Apartments at a rental rate of \$325 USD for the 1 Bedroom apartment.
- Gross income of \$3,250 USD or \$39,000 USD which is 10% Annually

Subdivision Properties

- Designing layout for new community
- Small lot size can be 50ft x 75ft
- To be approved Roads must be build before final approval
- Turn Around to create full subdivision can be 6 months to a year.
- Didn't require a full 5 acres and just wanted 1 acre.
- Can build and live on while being subdivided.



Subdivision Properties

Land Prices



Gated Community

- New
- Located in Belize City, Hopkins, Placencia, San Pedro & Cayo

Great development project.

Types of Vacant lots

- Anyone can own a lot
- There is no hassle to build follow Central Building Authority Rules
- City Lots
- Village Lots
- Beachfront Lots
- Jungle Lots

Village Lots



City/Town Lots

**\$30,000 USD mountain view lot
San Ignacio Town**



**Seaview lot in Caye Caulker
\$60,000 USD**



**70ft x 100ft lot for \$ 110,000 USD
Belize City**

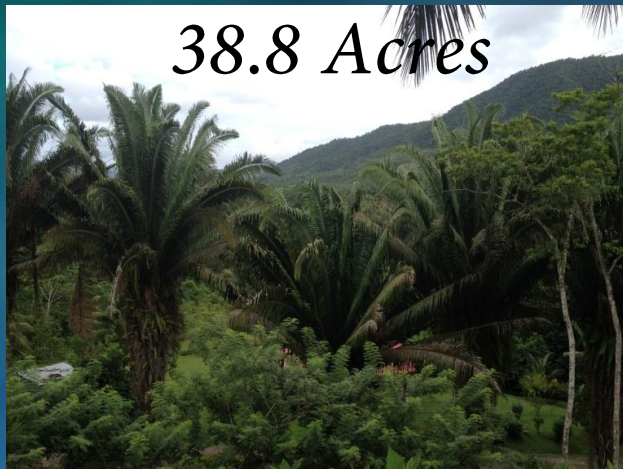


**Canal lot in Vista Del Mar
(10 minute to Airport)
\$35,000 USD (50ft x 100ft)**



Mountain View

● Hummingbird



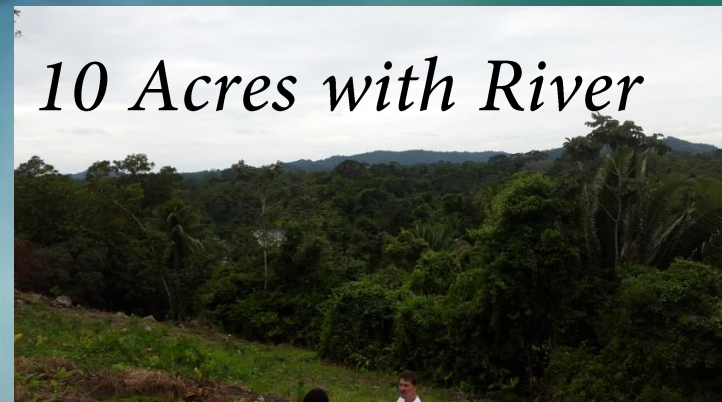
● San Ignacio, Carmelita



● Unitedville, Cayo



● Punta Gorda



City/Town Houses

**3 Bed 2 Bath Upstairs Commercial
Ground Floor. Main street San Pedro
\$300,000 USD**



**3 Bed 2 Bath House Belize City
\$225,000 USD**



**Building cost average \$50 USD to \$150 USD per square feet (Concrete)
Most people build with Concrete but not necessary
Most people Elevate house (just a norm in our society) For bugs & Hurricane**

Foreclosure Properties Scotiabank

- **20 Acres Mountain View land for \$80,000 USD**



- **2 Acre in San Pedro North \$125,000 USD**



San Pedro Commercial building with 3 Units

**Upper- 3 Office, 1 Kitchenette and 2 Bath
Lower: 1 Bed 1 Bath & A supermarket.**



Unique Properties Around Belize

- *With Management companies like Buy Belize Management Ltd, owning and maintaining your own property is much simpler and affordable!*



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are rising.*

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