

[lio@ecidevelopment.com](mailto:lio@ecidevelopment.com)



# BELIZE Branded Residences



# Join The ECI Portfolio Across The Tropics

ARGENTINA | BELIZE | COSTA RICA | EL SALVADOR | HONDURAS | MEXICO | NICARAGUA | PANAMA



Delivering Inspired  
Residences In  
The Tropics For  
Adventurous Souls

Est. 1996



The Caribbean



The Pacific



Tropical Highlands



Vineyards



Colonial Cities



The Islands



Belize



Nicaragua



Panama



El Salvador



Mexico



Argentina



Costa Rica



Honduras



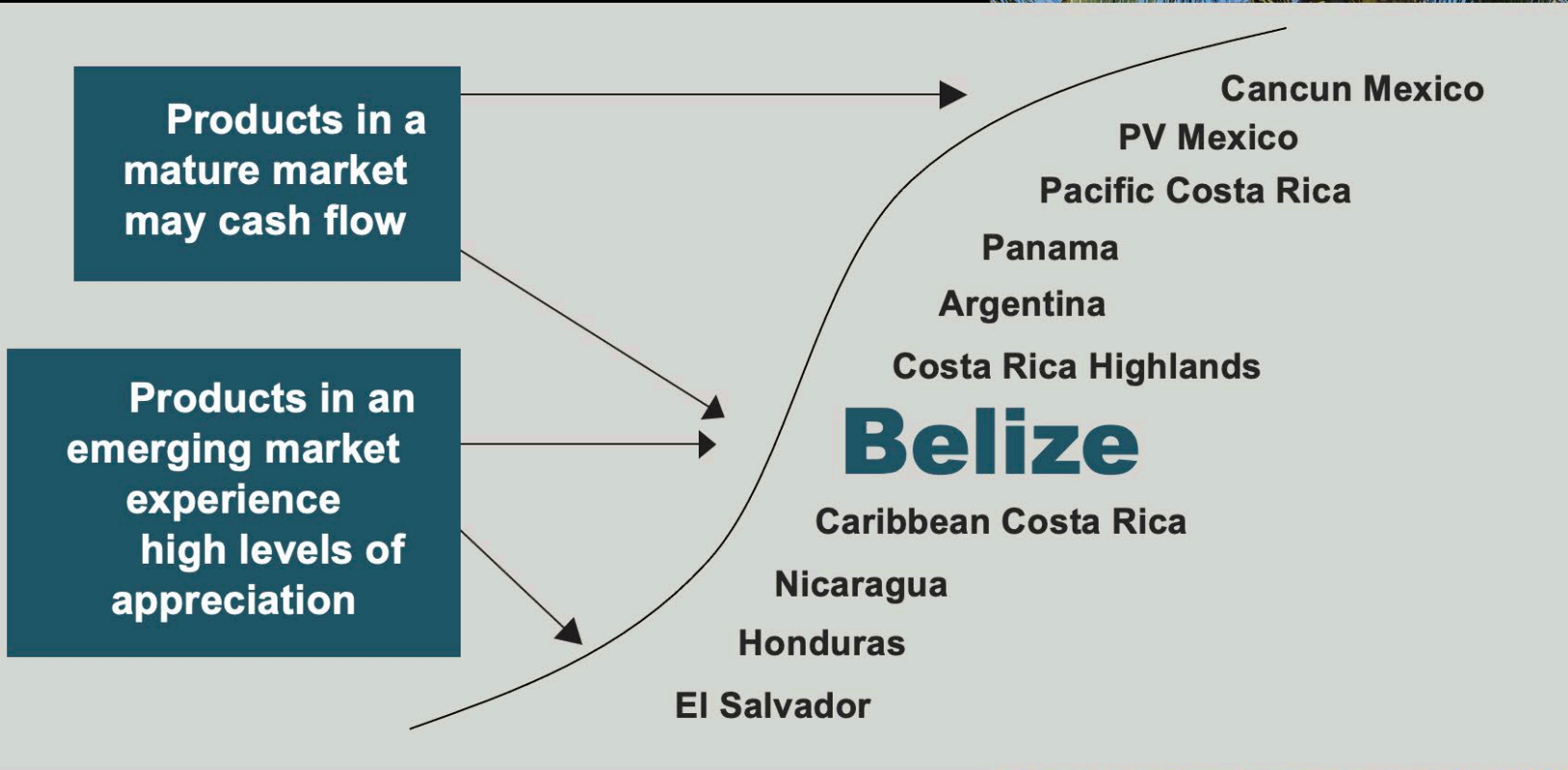
Ecuador

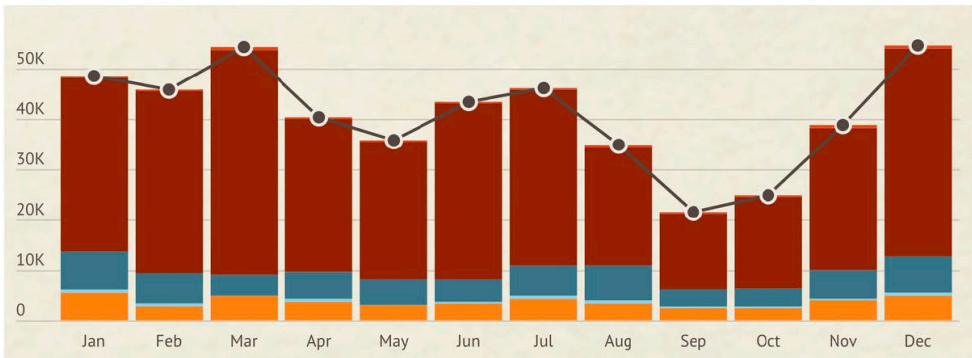
ECI has adopted the proven Del Webb model and is the *only* developer in the region that has done so.



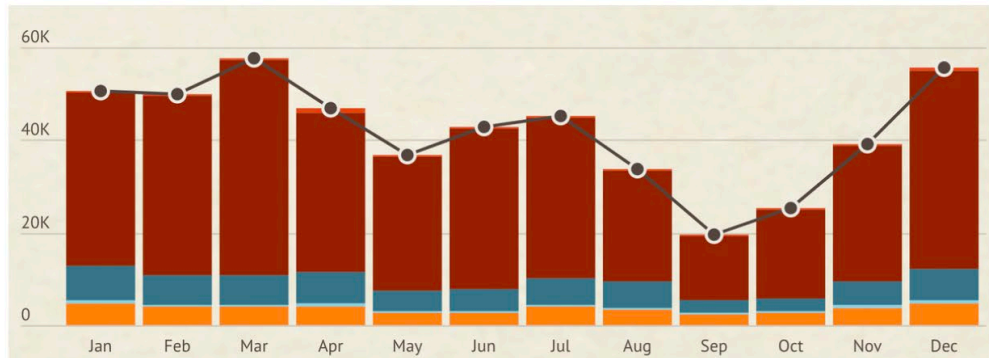
BELIZE:

# The Hotspot

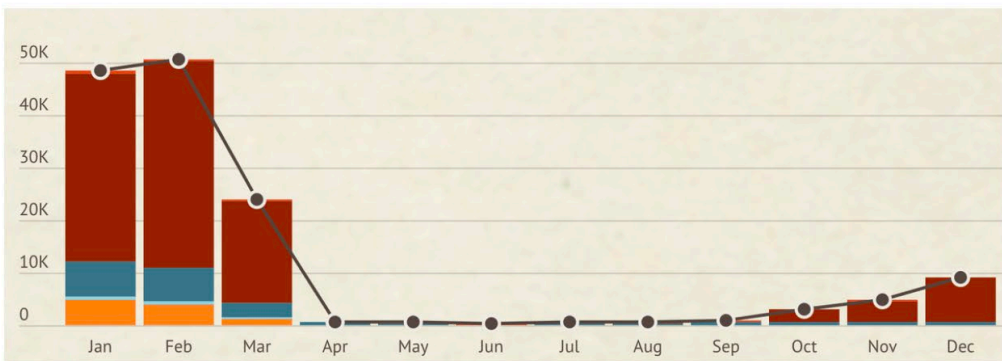




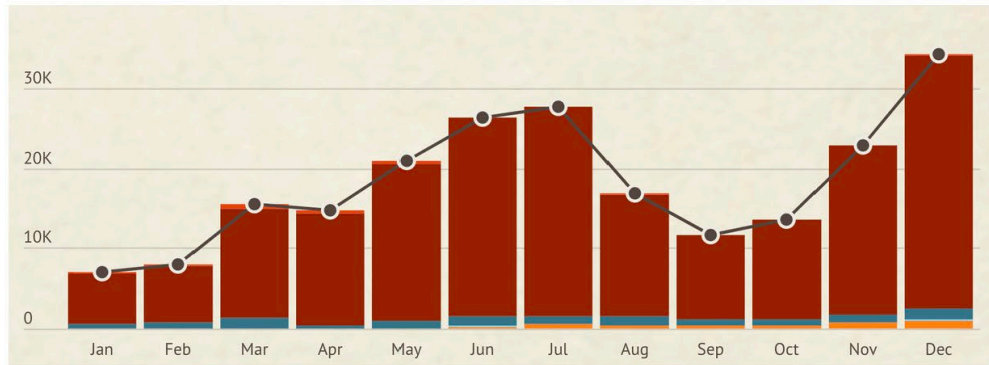
**2018**  
489,261 Tourists



**2019**  
503,166 Tourists

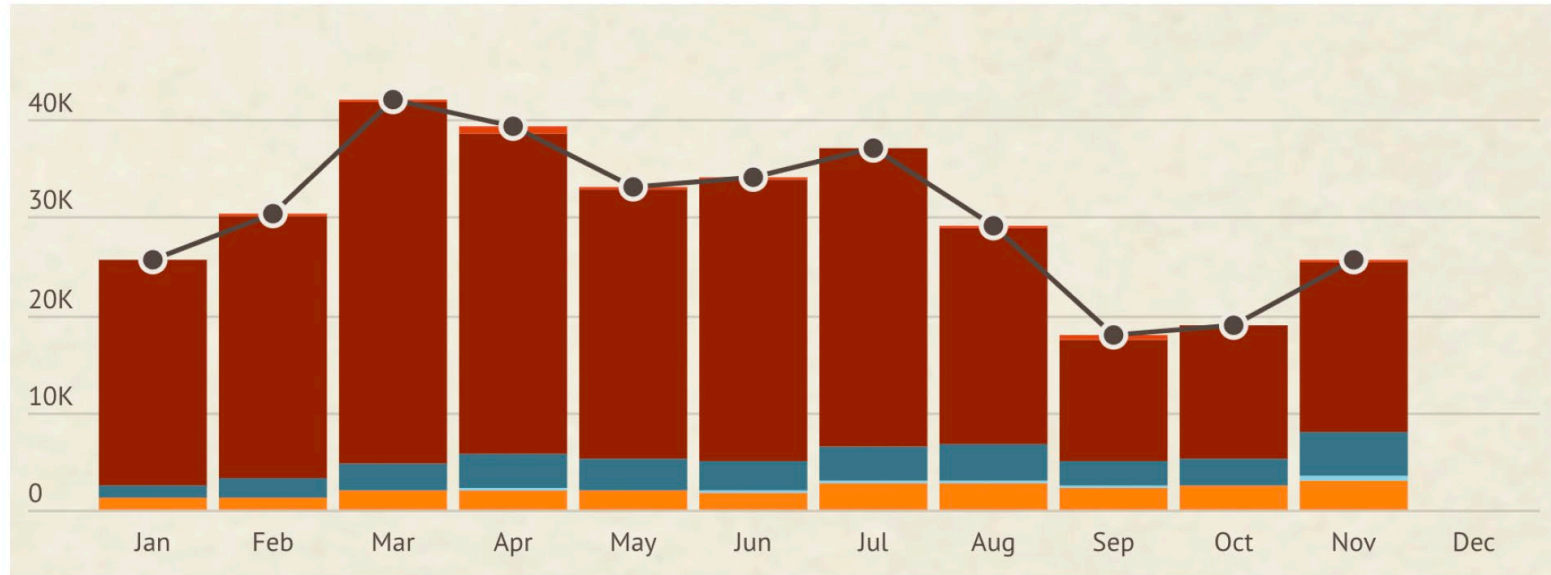


**2020**  
144,124 Tourists



**2021**  
218,991 Tourists

# TOURISM RECOVERY



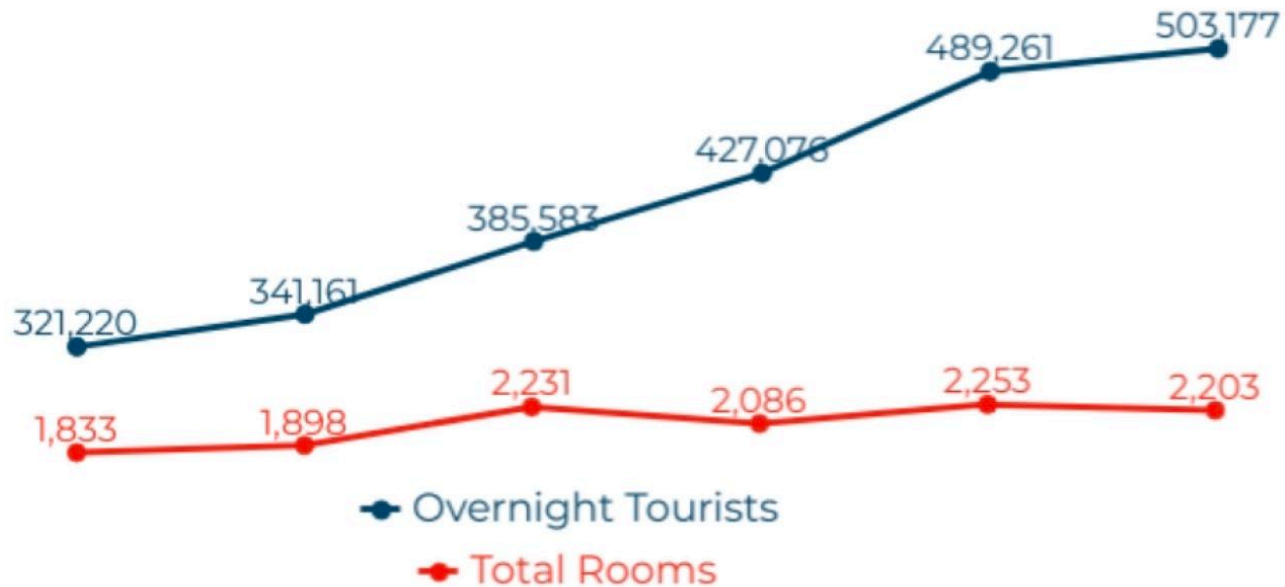
## 2022

362,628 Tourists January to November (1-Months)

Since 2010, a 12-year period,  
Belize has seen an average  
tourist growth rate of 14.6%

# TOURISM VS LODGING 2009 TO 2019

## Tourism & Available Accommodations





# AIRBNB RENTAL MARKET RATINGS

## AMBERGRIS CAYE

Market Grade

**A+**

95 of 100

## TULUM

Market Grade

**B-**

55 of 100

## TAMARINDO

Market Grade

**A-**

82 of 100

## PANAMA CITY

Market Grade

**B+**

72 of 100

## TURKS & CAICOS

Market Grade

**B+**

77 of 100

Grade Based on; Rental Demand, Rental Growth, Seasonality, Regulations

EXPERIENCE

# Belize

Ancient Maya temples, tropical rainforests, world-renowned snorkel and dive sites. Experience international living at an affordable cost.





VISIT

# Ambergris Caye

Beautiful white sand beaches, breathtaking Caribbean views, and the largest living coral reef in the world right at your front door - these are all available on Belize's premier tourist destination, Ambergris Caye.



A stylized map of Central America and the Caribbean region. The landmasses are shown in white against a dark teal background. Belize is highlighted in a light green color and is enclosed within two concentric light green circles, indicating its specific location within the region.

BELIZE'S

# Location

# REASONS TO **Stay**

## English is the Official Language

- › The primary language used throughout the country for communication, business and legal documentation.

## Strong Banking Laws

- › Bank account holders and investors can enjoy peace of mind in Belize with low liquidity ratios.

## Proximity to North America

- › Flights to the United States averaging 3 hours to & from major cities like New York and Miami.



# REASONS TO **Stay**

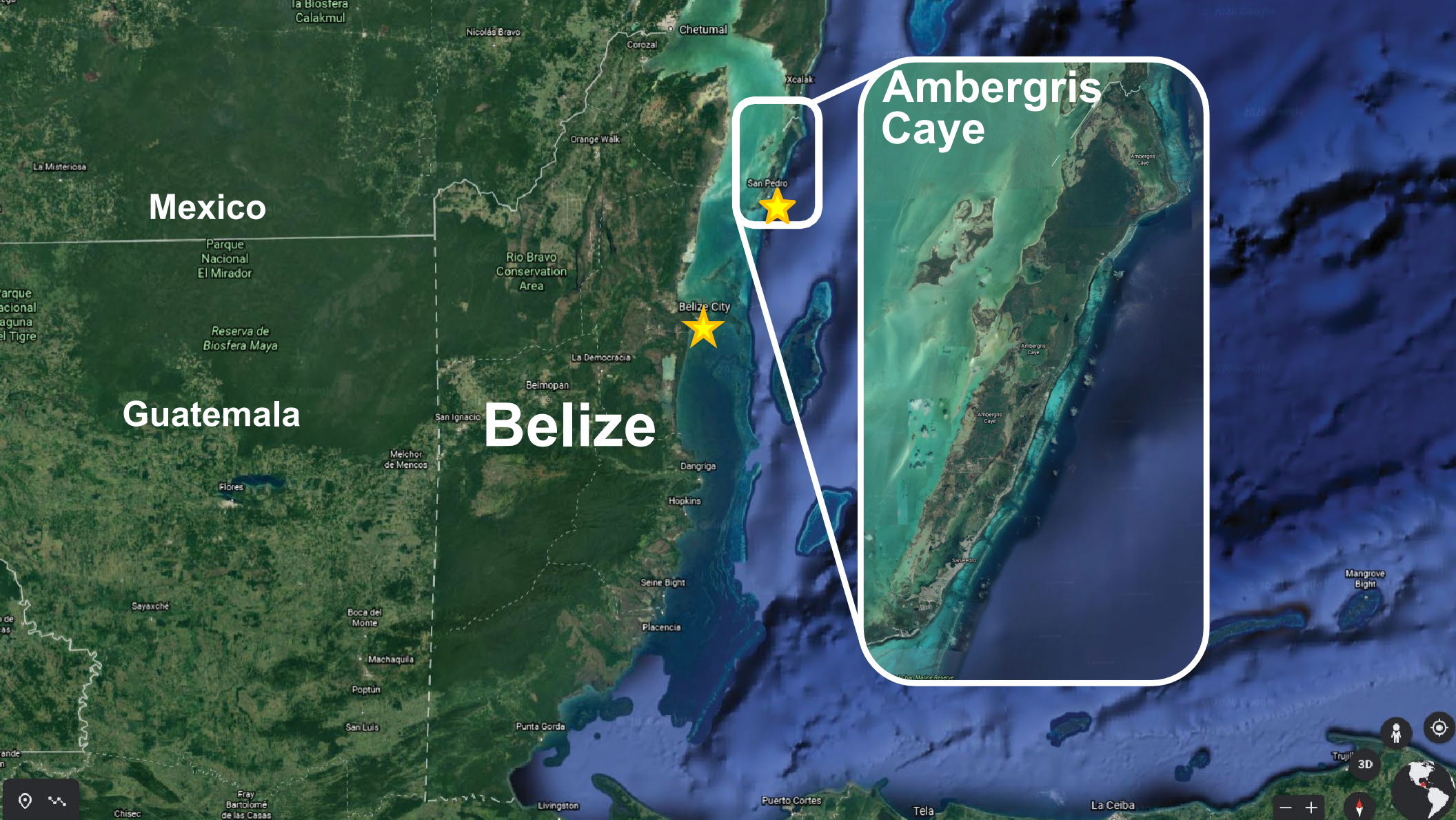
## Growing Economy

- › Over the past decade, international hotel brands have shown interest in investing resources into the country.

## Affordable Real Estate

- › Compared to nearby countries like the Bahamas, expect to save over \$400K on a Beachfront residence in Belize.





Mexico

Guatemala

Belize

Ambergris Caye

San Pedro

Belize City

Mangrove Bight

Trujillo

3D

La Ceiba

Tela

Puerto Cortes

Livingston

Punta Gorda

San Luis

Poptún

Machaquila

Boca del Monte

Sayaxché

Florencia

Melchor de Mencos

San Ignacio

Belmopan

La Democracia

Belize City

Rio Bravo Conservation Area

Parque Nacional El Mirador

Reserva de Biosfera Maya

Parque Nacional Laguna del Tigre

Orange Walk

Corozal

Chetumal

Nicolás Bravo

Xcalak

La Misteriosa

la Biosfera Calakmul

More than  
**70% of**  
tourism  
revenue

for Belize is  
generated from  
the tiny island of  
Ambergris Caye



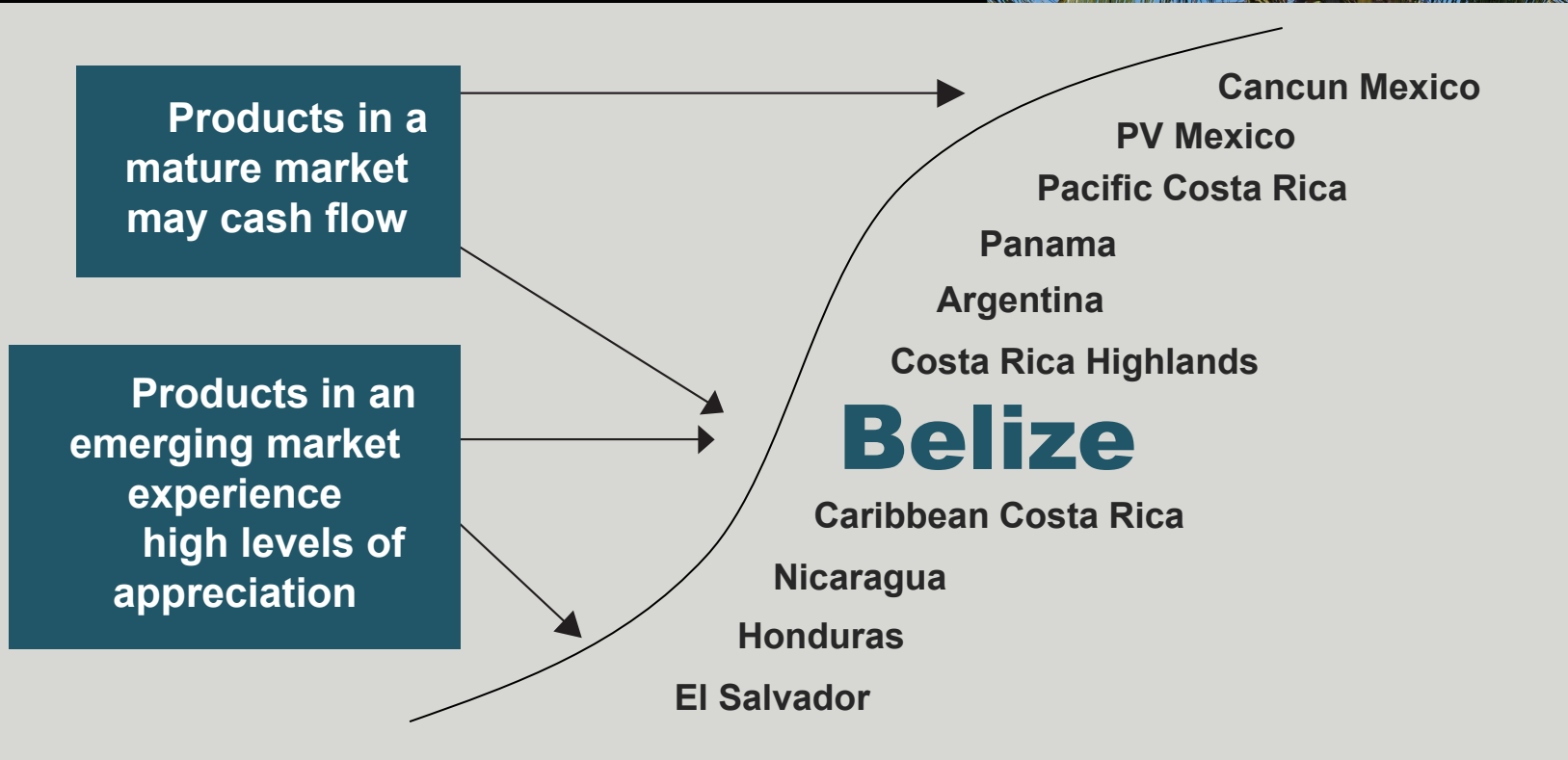
**Ambergris  
Caye**





BELIZE:

# The Hotspot



BELIZE VS THE BAHAMAS

# Let's Compare

ONE BEDROOM IN  
THE BAHAMAS:  
**\$999,000**



MLS® #: 42867

## Paradise Island 5922

Paradise Island, Bahamas

**\$999,000**

1 Bed, 2 Bath, 974 , 0.02 Acres

Residential

The Reef at Atlantis is a luxury condominium offering breathtaking views of our crystal clear waters, nestled perfectly in the upscale area of Paradise island. This stunning fifth floor unit comes fully furnished with one bedroom, two bathrooms, kitchen, soak tub with separate stand shower, double vanity, and a balcony. Tastefully finished with fine fittings and fixtures, giving this unit a luxurious ambiance. Call today for viewing!

Request Viewing

Request More Info

SEEKING INFORMATION

BELIZE VS THE BAHAMAS

# Let's Compare

ONE BEDROOM  
RESIDENCE

**\$499,900**  
RECENTLY LISTED

**00 COCONUT DRIVE #507** For Sale ALL PHOTOS

SAN PEDRO, BE 00000 [Directions](#)

**NEW CONSTRUCTION**

**1 Bed(s)** **1 Full Bath(s)** **541 Built Sqft.**

**Mid/Hi-Rise Condo** **5 Day(s) on HAR.com**

**CONTACT AGENT**

**PLATINUM AGENT**  
**LILIANA ALSAUGH**  
★★★★★ 5.00/5.0  
[Transactions/Profile](#)  
[CLICK TO VIEW PHONE](#)

First Name  Last Name

Email

Phone (Optional)

BAHAMAS  
**\$999,000**

BELIZE  
**\$499,900**

**Save up to**  
**~\$499,100**



LISTEN TO THE

# Free Recording

Request a free digital copy of these

Belize 101 Webinar

Belize 102 Webinar

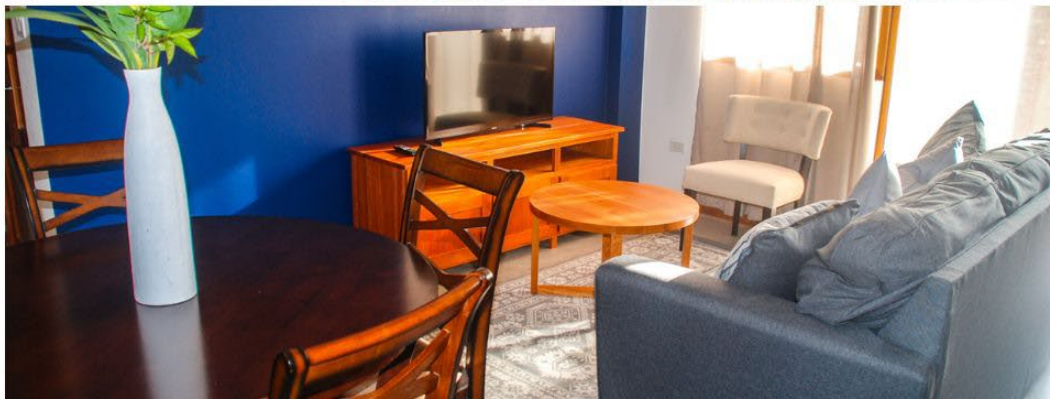
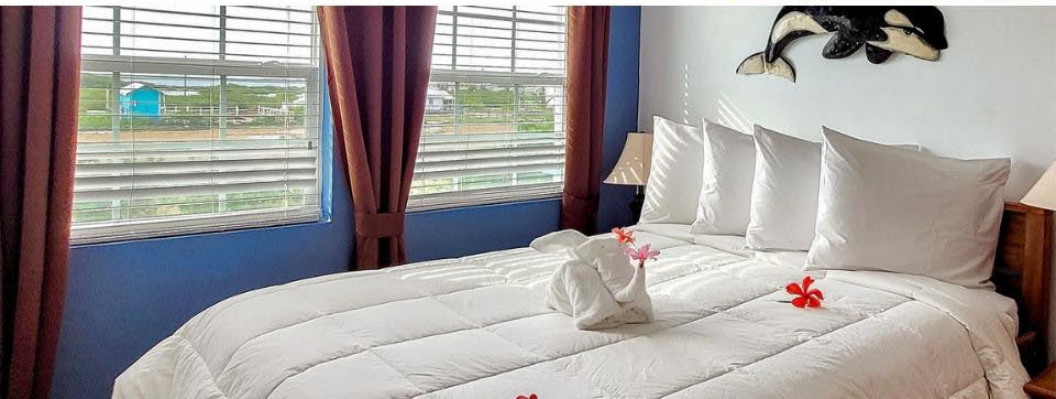
Belize Lifestyle Webinar

**[Lio@ecidevelopment.com](mailto:Lio@ecidevelopment.com)**

INTRODUCING THE

# Best Western Grand Baymen Gardens





# Best Western Grand Baymen Gardens

- › Grand Baymen Gardens is an exclusive growing community located just a few blocks from the beach.
- › A top, off-beach community for people looking to enjoy the vibrancy of Ambergris Caye, Belize, while enjoying privacy and great amenities.
- › Amenities in place including a fitness center, tennis courts, a large pool and swim up bar.
- › The Gardens offers a unique combination of affordability, convenience, and comfort to owners and renters alike.



# Grand Baymen Map





# Grand Baymen Map

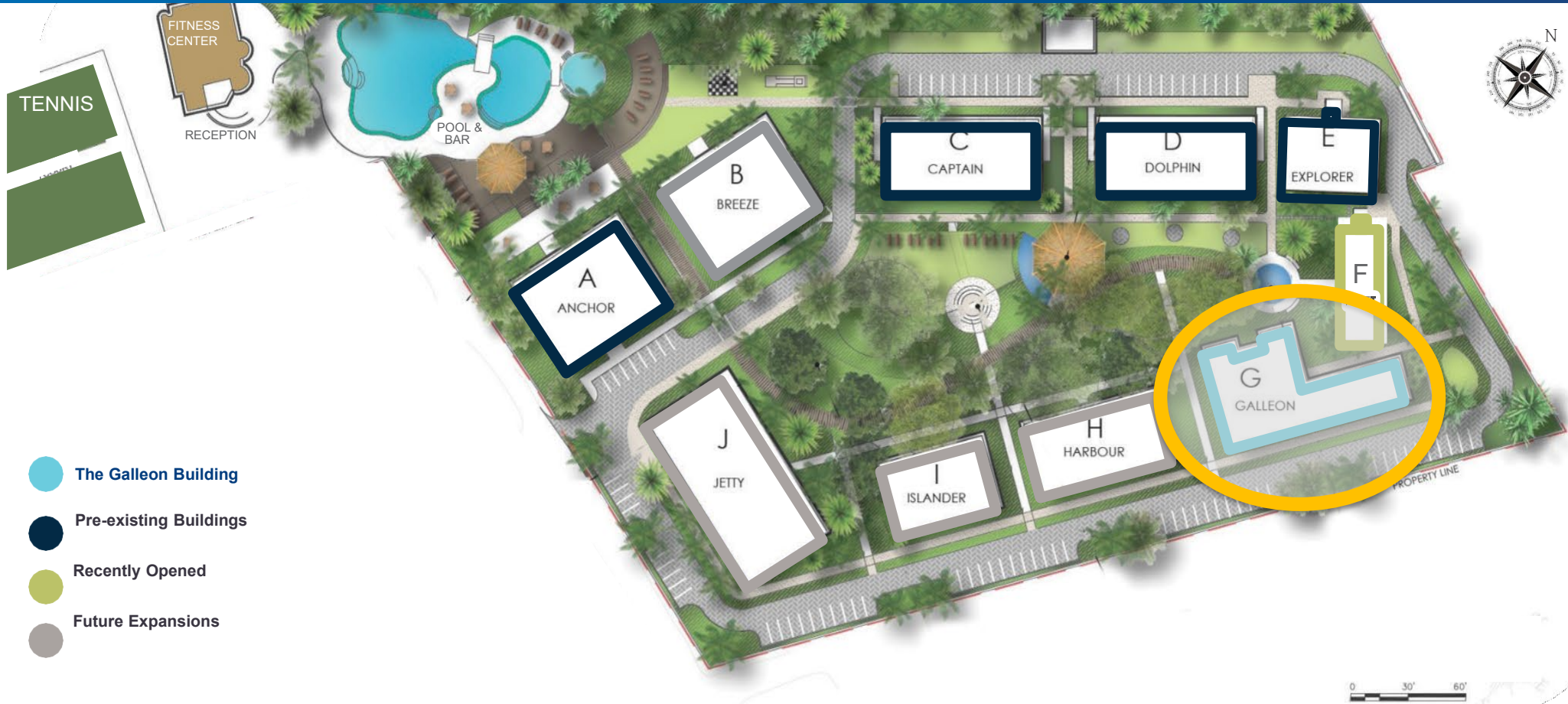




# Fleet Building Grand Opening Jan 17, 2023



# Grand Baymen Map



# The Galleon Building – Pre Sales Right Now



**Grand Baymen Gardens**  
Ambergris Caye, Belize



**Best Western.**

**Grand Baymen Gardens Resort**

Each Best Western® branded hotel is independently owned and operated.



# Windseeker

## Corner Studio

### Starting Prices

1st Floor	\$129,900
2nd Floor	\$129,900
3rd Floor	Sold Out
4th Floor	\$139,900
5th Floor	Sold Out

This streamlined studio has taken advantage of every square foot of space and provides a gorgeous king bedroom, bathroom, kitchenette, washer/dryer and a fabulous outdoor balcony!

### Price Breakdown

CONDO	\$129,900
FURNITURE	\$6,600
CLOSING FEES	\$10,392 (8% OF CONDO)
<b>TOTAL</b>	<b>\$146,892</b>
HOA	\$150 per month



INTERIOR  
318ft<sup>2</sup>  
BALCONY  
124ft<sup>2</sup>



# Spinnaker

## Gardens Studio

### Starting Prices

1st Floor	\$139,900
2nd Floor	\$139,900
3rd Floor	Sold Out
4th Floor	Sold Out
5th Floor	\$159,900

INTERIOR  
349ft<sup>2</sup>  
BALCONY  
68ft<sup>2</sup>

After a day of snorkeling, beach relaxation or a mainland adventure, this cozy space is truly restful, with its king bedroom, bathroom, kitchenette and outdoor balcony that is perfect for entertaining.

### Price Breakdown

CONDO	\$139,900
FURNITURE	\$6,600
CLOSING FEES	\$11,192 (8% OF CONDO)
<b>TOTAL</b>	<b>\$157,692</b>
HOA	\$175.50 per month



# Genoa

## One Bedroom, One Bathroom

### Starting Prices

1st Floor	\$169,900
2nd Floor	Sold Out
3rd Floor	Sold Out
4th Floor	Sold Out
5th Floor	\$189,900

INTERIOR  
416ft<sup>2</sup>

BALCONY  
75ft<sup>2</sup>

Enjoy the cool Caribbean breezes on your balcony or lounge in your living room space, before heading towards your private bedroom in this spacious one-bedroom suite. Beautifully appointed interiors and furniture make this your ideal island home away from home.

### Price Breakdown

CONDO	\$169,900
FURNITURE	\$13,200
CLOSING FEES	\$13,592 (8% OF CONDO)
<b>TOTAL</b>	<b>\$196,692</b>
HOA	\$208 per month





# Mainsail

## Two Bedroom, Two Bathroom

### Starting Prices

1st Floor	\$309,800
2nd Floor	Sold Out
3rd Floor	Sold Out
4th Floor	Sold Out
5th Floor	\$349,800

INTERIOR  
765ft<sup>2</sup>  
BALCONY  
144ft<sup>2</sup>

The ideal space for those looking to enjoy their family adventures in the Caribbean. Two bedrooms and baths, spacious living room and kitchen areas give ample space to spread out. Plus the lock-off opportunities (Genoa plus Spinnaker) in this uniquely designed suite makes it an ideal rental as well.

### Price Breakdown

CONDO	\$309,800
FURNITURE	\$19,800
CLOSING FEES	\$24,784 (8% OF CONDO)
<b>TOTAL</b>	<b>\$354,384</b>
HOA	\$382.50 per month

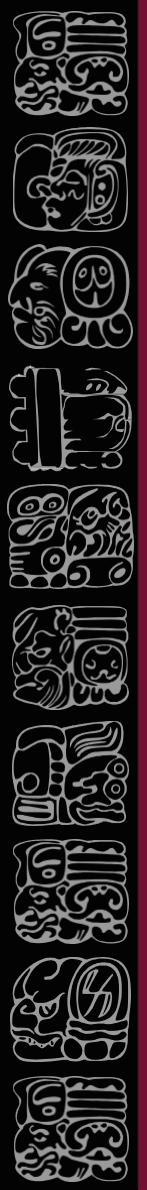


INTRODUCING THE

**Belize Marriott®**

**Residences**

**Ambergris Caye**



OCEANFRONT POOLS

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ROOFTOP SUNSET LOUNGE

---

OCEANFRONT RESTAURANTS

---

WATERSPORTS & DIVE SHOP

---

SPACIOUS CONFERENCE

---

ROOM PRIVATE RESORT DOCK

---

FITNESS CENTER RETAIL

---

SHOPS LUXURY SPA

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The Belize Marriott Residences Ambergris Caye Resort are not owned, developed or sold by Marriott Worldwide Corporation or its affiliates ("Marriott"). Grand Baymen Villas, LLC and Exotic Caye Beach Resort Limited use the Marriott marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.

# Marriott Project Site 1-17-23



# SOPHISTICATED DESIGN



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# 202 KEY RESORT COMMUNITY

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5 FLOORS

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68 AVAILABLE FOR  
PRIVATE OWNERSHIP 23 SOLD

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## AVAILABLE

Studios, 1 Bedroom  
2 Bedroom, 3 Bedroom  
All in various layouts

All Residences Have  
**True Oceanfront Views**  
of the Belize Barrier Reef



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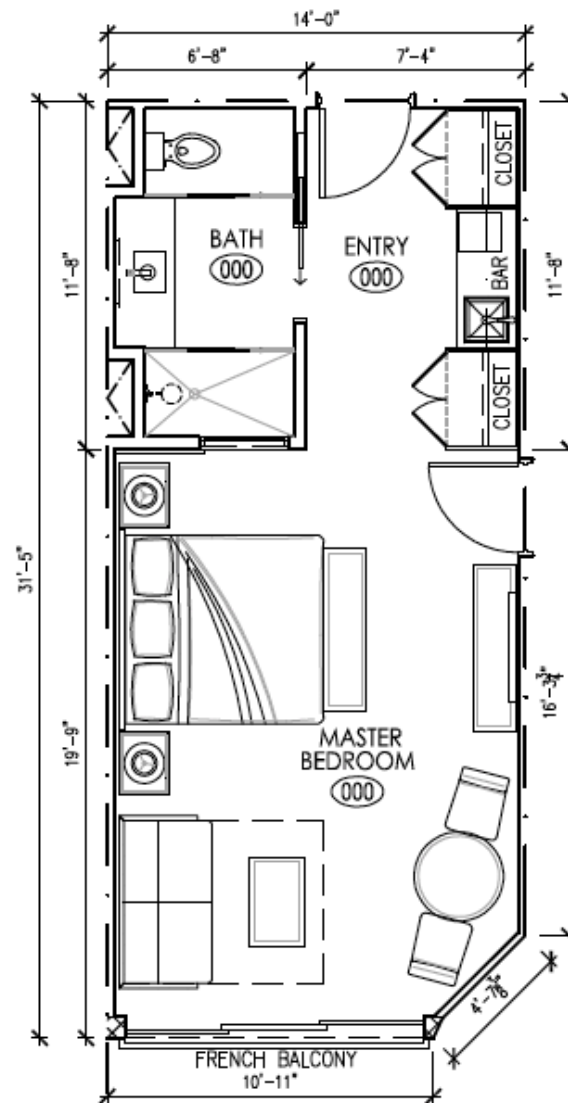
# COURTYARD RESIDENCES

## STUDIOS

Large Terrace  
Luxurious Appointments

**Starting at \$319,900**  
+ Furniture & Taxes

*\*prices subject to change\**





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## STUDIOS

Large Terrace  
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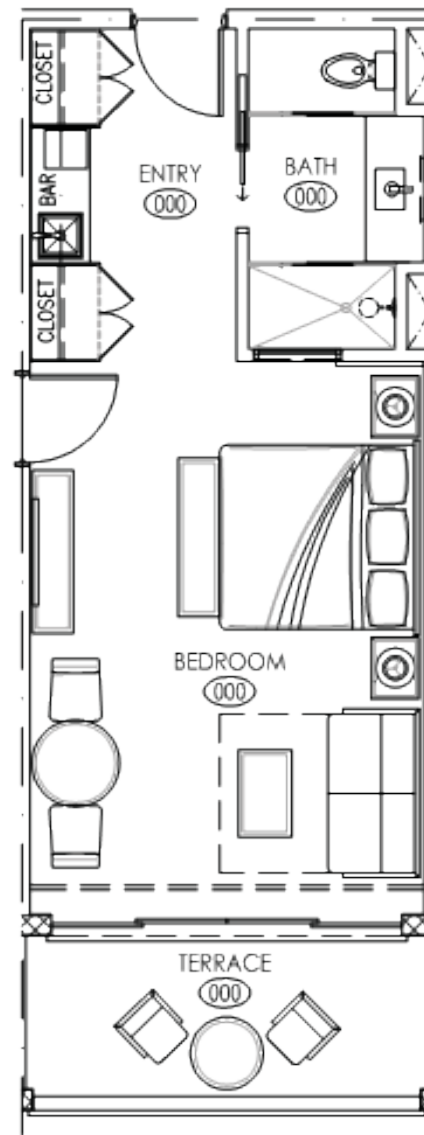
# PRINCES RESIDENCES

## STUDIOS

Large Terrace  
Luxurious Appointments

**Starting at \$409,900**  
+ Furniture & Taxes

*\*prices subject to change\**



# PRINCES RESIDENCES

## STUDIOS

Large Terrace  
Luxurious Appointments

**Starting at \$409,900**  
+ Furniture & Taxes

*\*prices subject to change\**

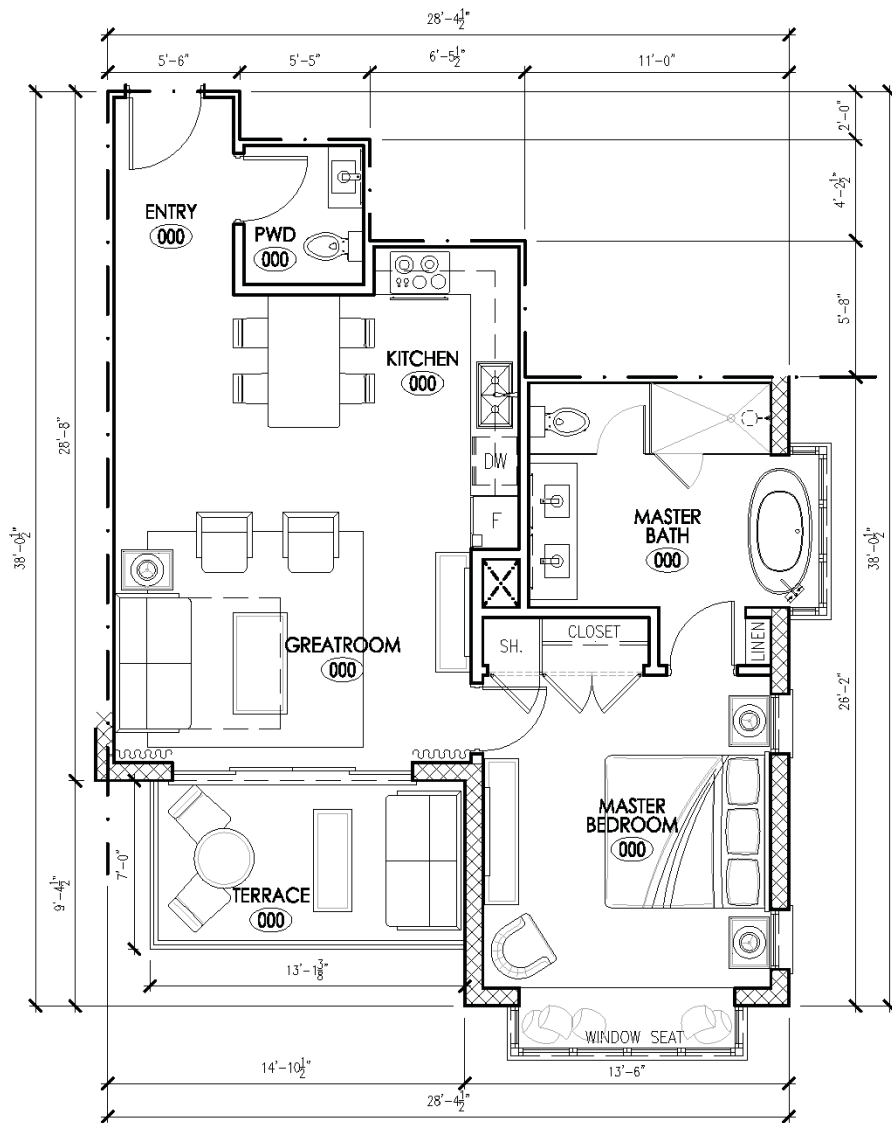


# QUEEN RESIDENCES

1 B D R M / 1.5 B A T H

Starting at \$699,900  
+ Furniture & Taxes

*\*prices subject to change\**



# QUEEN RESIDENCES

1 B D R M / 1 . 5 B A T H

Starting at \$699,900  
+ Furniture & Taxes

*\*prices subject to change\**



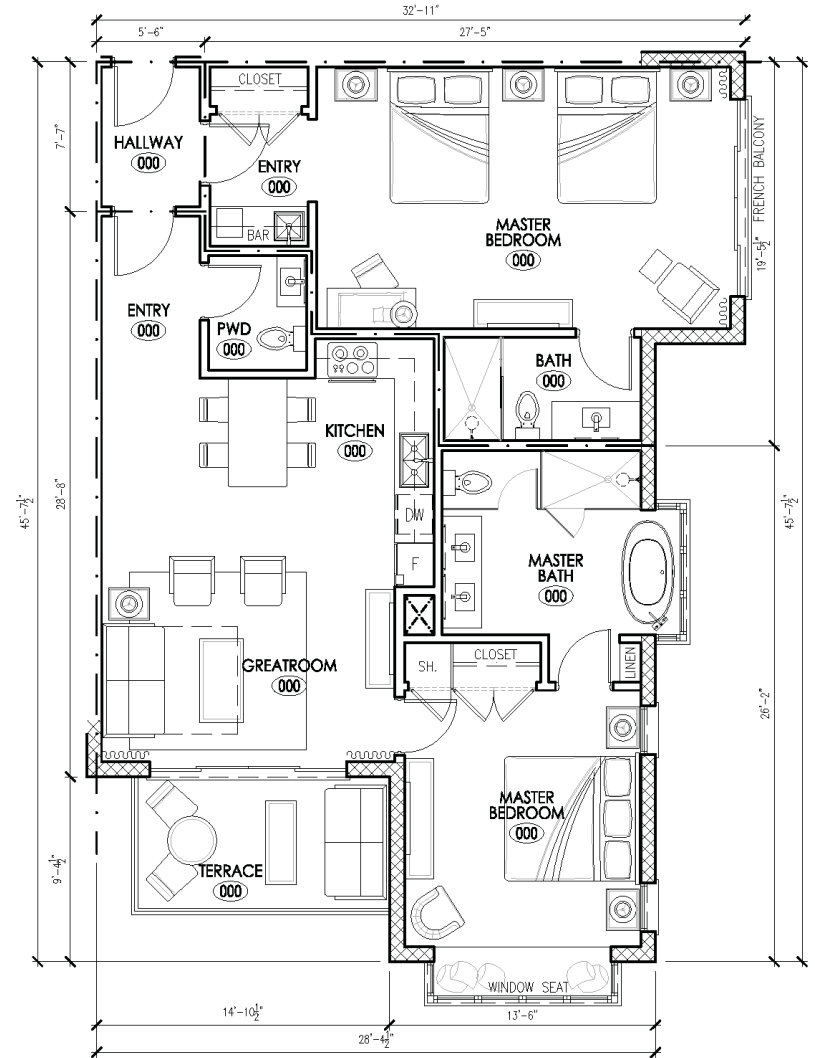
# KING RESIDENCES

2 BR DM / 2.5 BATH

Lock Out Capabilities  
Two Terraces With Ocean Views  
Spacious Kitchen & Great Room

Starting at \$999,900  
+ Furniture & Taxes

*\*prices subject to change\**



# KING RESIDENCES

2 B R D M / 2 . 5 B A T H

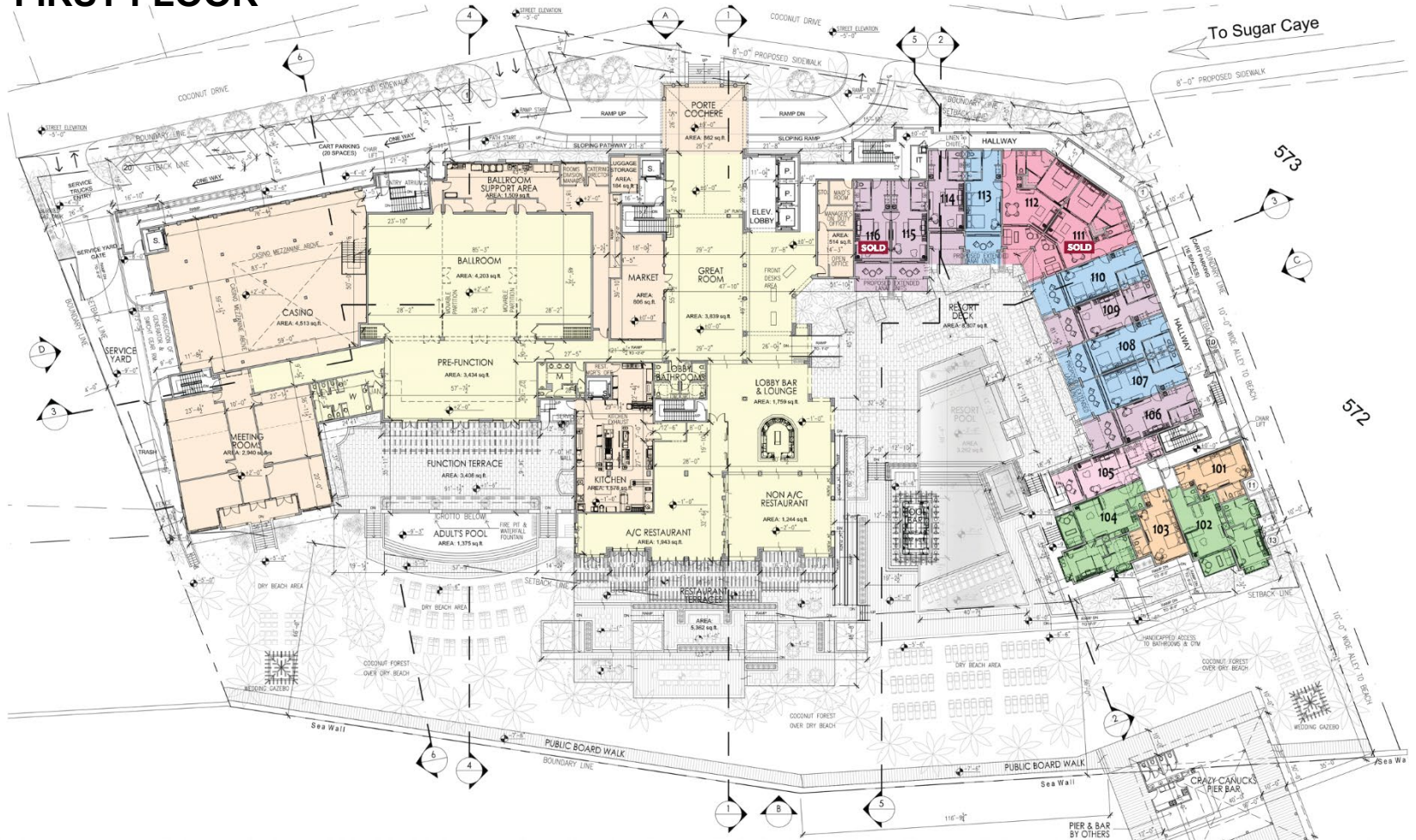
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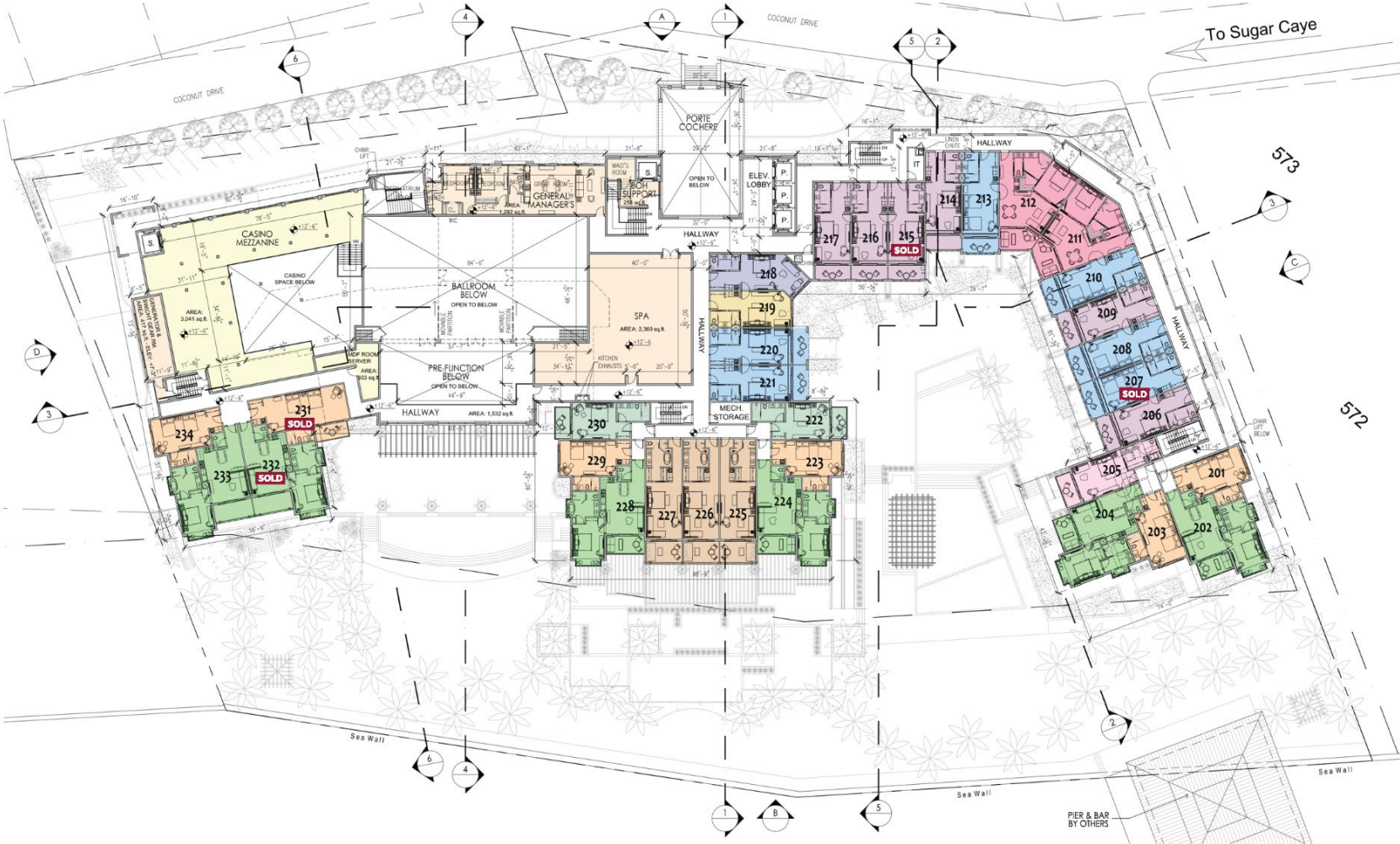
# FIRST FLOOR



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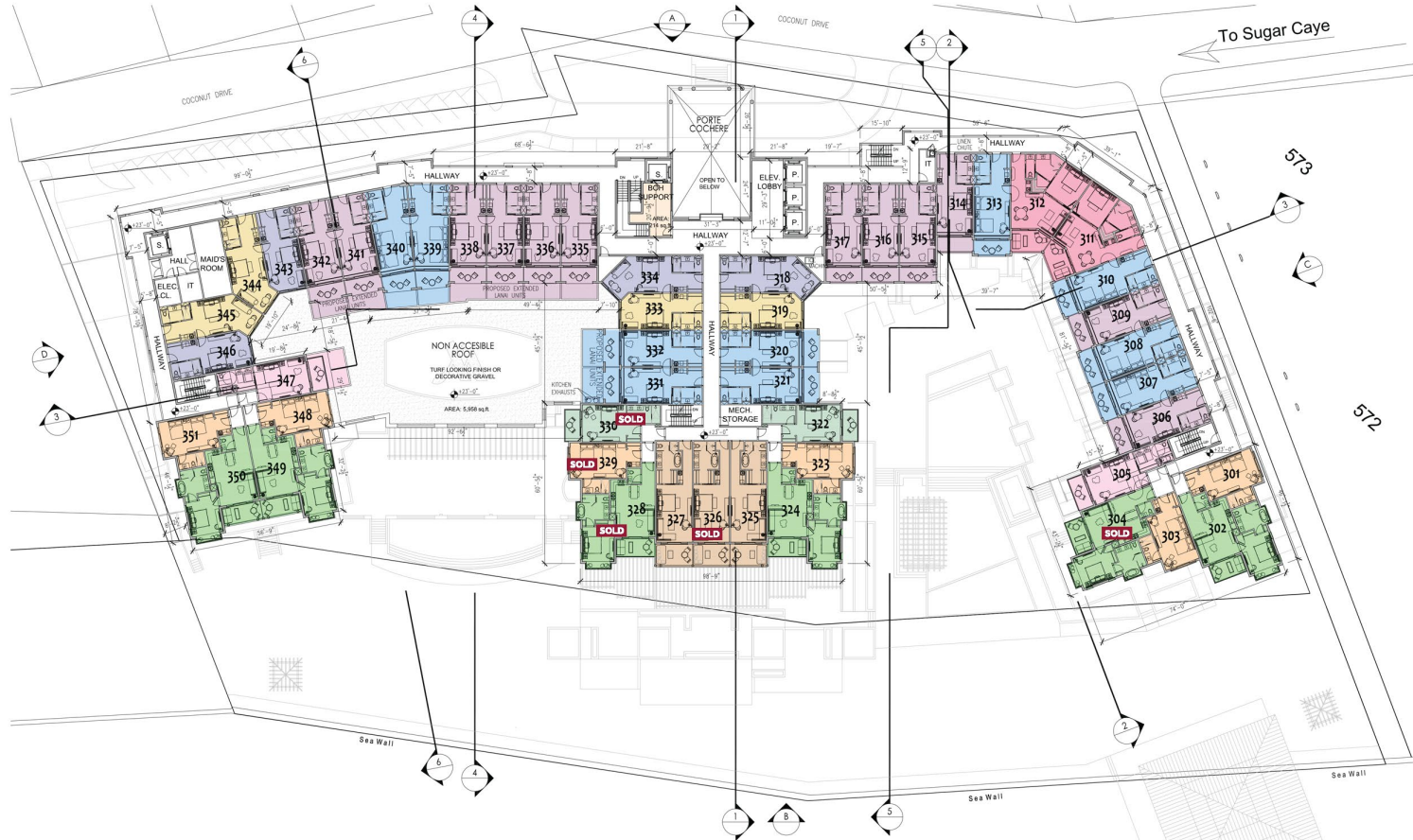


# SECOND FLOOR



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# THIRD FLOOR



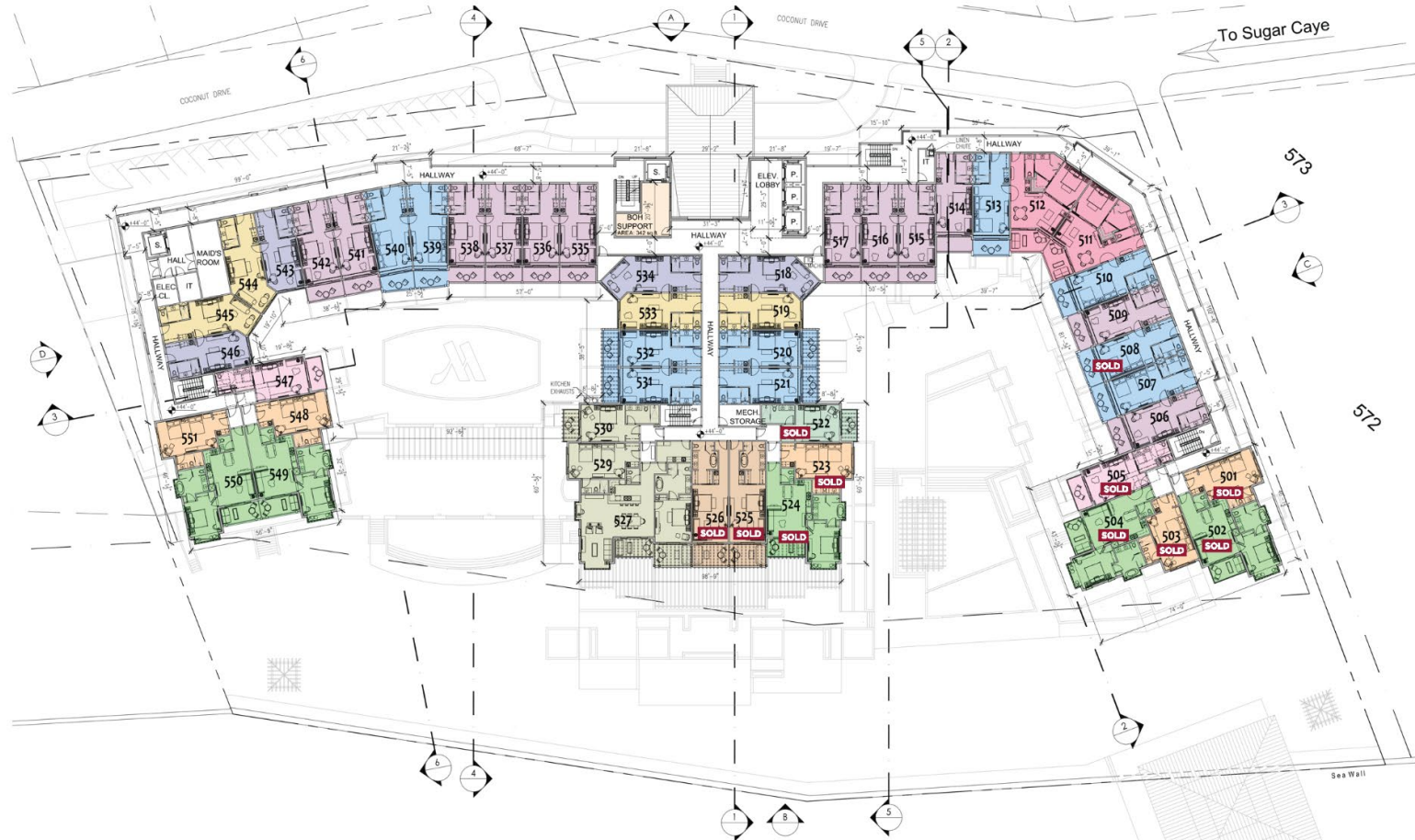
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# FOURTH FLOOR



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# FIFTH FLOOR



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# Belize Marriott® Residences Ambergris Caye



**Marriott® Residences from \$319,900**



# Take The Next Steps



PATHWAYS TO

# Ownership

## Payment During Construction

**Grand Baymen - \$2,500 initial refundable deposit.**

**Marriott Residences - \$10,000 initial refundable deposit.**

- › 7 business days to decide if you want to move forward.
- › 50% less deposit due with paperwork.
- › 20% due when foundation is complete.
- › 20% due when walls are up.
- › 10% + closing when home is complete.

PATHWAYS TO

# Ownership

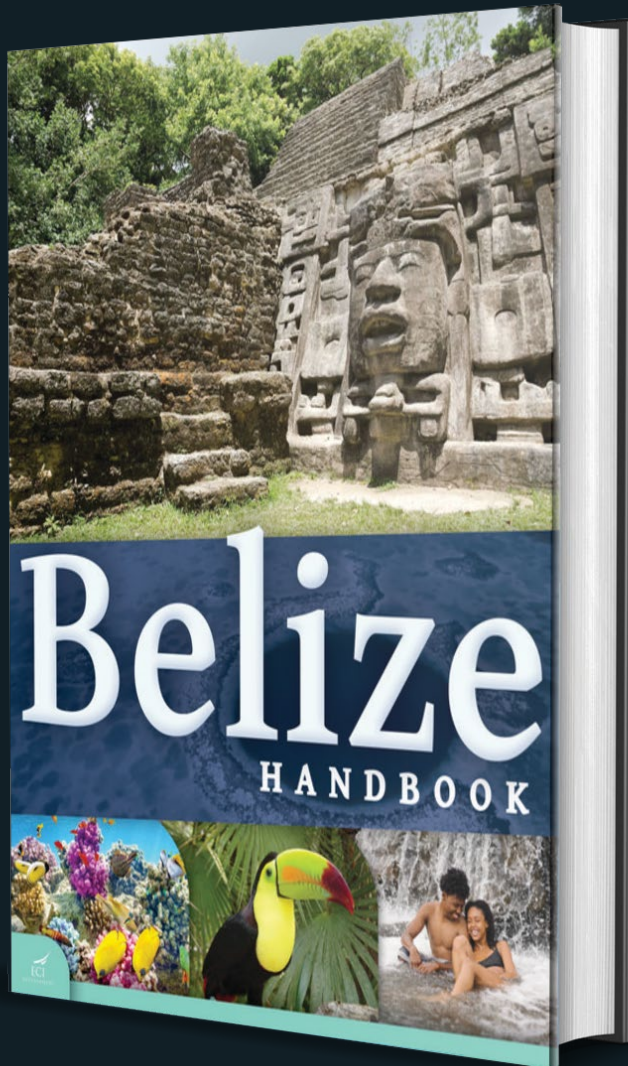
Financing – Up to 80-%

Cryptocurrency - Bitcoin, Ethereum, and more.

Gold Bullion - Contact for more info.

SD-IRA - Inquire for more details.





REQUEST A

**Free Copy**

Would you like to learn more about what life is like in Belize? Inquire for your free copy of the Belize Handbook.

**[Lio@ecidevelopment.com](mailto:Lio@ecidevelopment.com)**

GAINING

# Residency

## Permanent Residency

- › Any age
- › Must live in country for at least 1 year (less 14 days)
- › Can work in country
- › Can lead to passport after 5 years

## Investor Residency

- › \$250,000 invested in the country
- › Can add dependents
- › No need to live in country
- › Can lead to citizenship

Our Recommendation: Pair this up with a condo at Grand Baymen under the Best Western rental program.

## Qualified Retired Persons (QRP) Program

- › 45+ years
- › Spend 30 days a year in country
- › Bring in items duty-free
- › Cannot work in the country due to the "retiree" title





**We Look Forward To  
Welcoming  
You Home**

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**Lio@ecidevelopment.com**

