

A vibrant outdoor market scene in Belize. In the foreground, a man in a blue and red striped polo shirt and a black cap is smiling while standing behind a wooden table laden with various goods, possibly food or crafts. The background is filled with tall palm trees and a clear blue sky. To the left, a sign for 'ESTEL'S' is visible. The overall atmosphere is bright and sunny, typical of a tropical market.

# Belize Market Overview & Top Opportunities Available to Own Right Now

# About Your Host



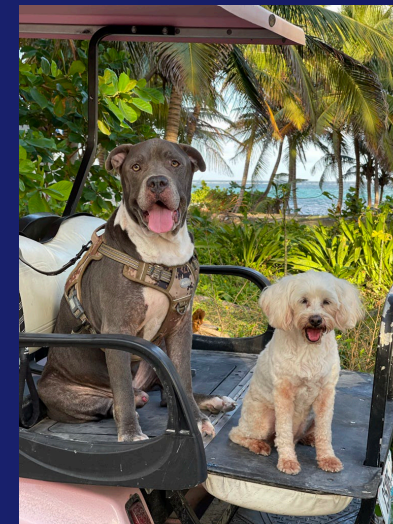
**Rachel Jensen**

**BNAR Board Member,  
Luna Realty Belize Owner**



**Belize**

# Finding Home Abroad Belize





# POLL – What type of real estate are you looking for?

- A. Investment
- B. Relocation/ Residential
- C. Invest Now, Live Later



# Our Time Together

## #01

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Debunking 3  
Belize Real Estate  
Market Myths

## #03

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Top 6  
Opportunities  
Right Now

## #02

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6 Market  
Hot Spots  
to Explore



# Belize Market Benefits

1. Locals and foreigners can receive freehold title to their property.
2. Property taxes are low.
3. Zero capital gains tax.
4. Stable government and rule of law.

*The time is now!*

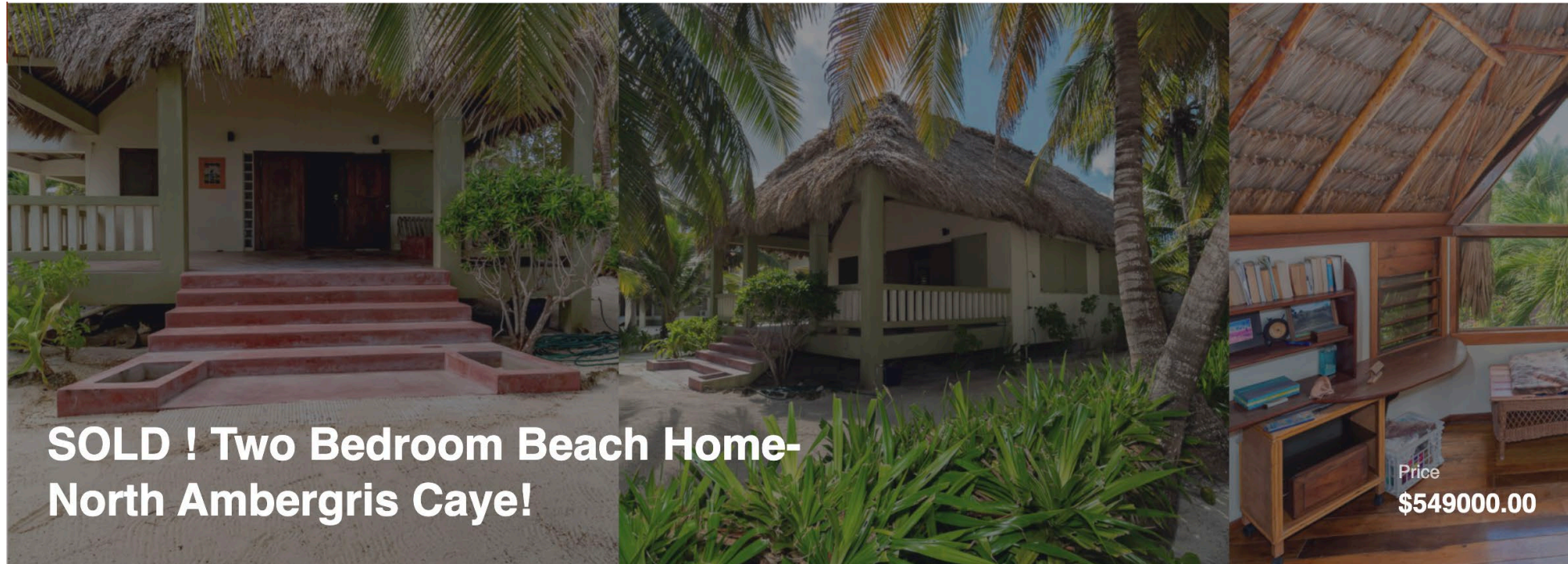
*Prices are just increasing as more and more people discover Belize.*



# 1. Belize Market Myths of Real Estate

**REALITY** While coastal land is generally less expensive than North America, it is not “cheap.”

For an estimated cost of living overview, review my blog on [LunaRealtyBelize.com](http://LunaRealtyBelize.com) under “resources.”



# Questions from LIO Subscribers

## Price per square foot:

Depending entirely on what you're building, how you're building, and the location

1. Tiny homes have high p/ft<sup>2</sup> because they include everything in compact space plus usually have solar and water catchment system
2. Islands and cayes tend to be more expensive
3. What will cost less than in North America: Labor, building permits

What will cost more: Appliances, solar, imported items

What will cost about the same: Materials





# 2. Belize Market Myths

**REALITY** There is no central MLS system and many real estate websites are not updated as sales happen. It is ideal to work with an in-country, full-time agent to help you find the right options.

Not a real MLS!  
This is a few real estate companies who came together to form a website but won't add any other listings outside of their own!

mlsambergiscaye.com

## MLS Ambergris Caye

San Pedro, Ambergris Caye, Belize

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[All Listings](#)  
[Calculators](#)

Welcome to MLSAmbergrisCaye.com, a comprehensive Multiple Listing Service for Real Estate in San Pedro, Ambergris Caye, Belize.

This site incorporates exclusive listings from the Top Real estate companies on Ambergris Caye. Here you will find the largest selection of condominiums, homes, businesses, and undeveloped properties on the island listed with brokers and agents you can trust.

# 3. Belize Market Mything Process

**REALITY** Titling fees are 8% of the purchase price plus attorney fees (2-3%). It also takes about 12-18 months to receive physical title.



# The Belize Buying Process

Identify the right property for you!

Offer to Purchase Letter is completed by buyer and seller

Buyer puts down a 10% deposit.

Once deposit is received, closing process begins. Buyer completes due diligence information.

A week or so before closing, the following will be requested:

Your title is registered and eventually you receive the physical paper.

- There currently is no MLS system in Belize but BNAR is working to change that! Work with a trusted real estate agent to help identify where is right for you.

- Letter is generally produced by a real estate agent or attorney. While not required to have either, it is highly recommended to have one or both.

- Typically the deposit is 10% and is sent within 7 days.
- Funds should be sent to an escrow account with the attorney or real estate agent.

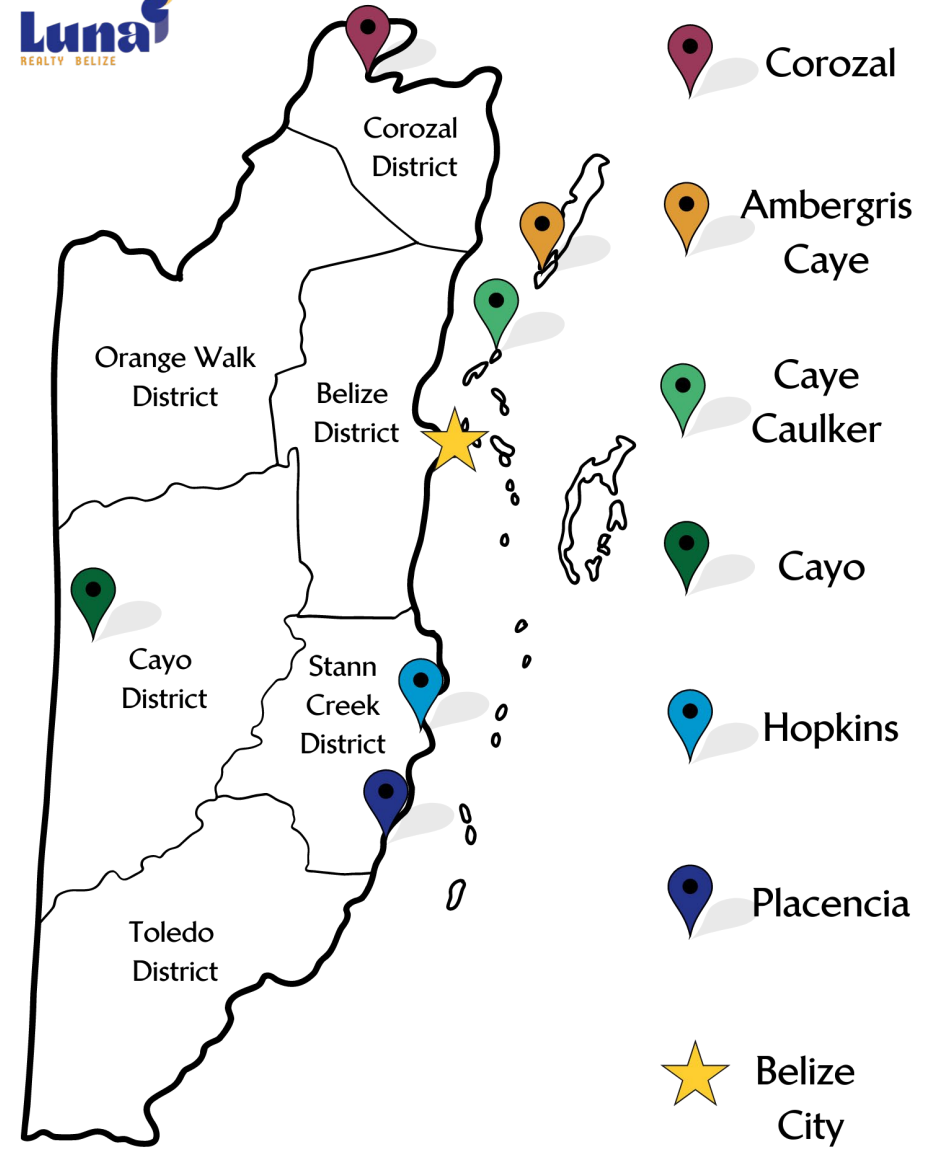
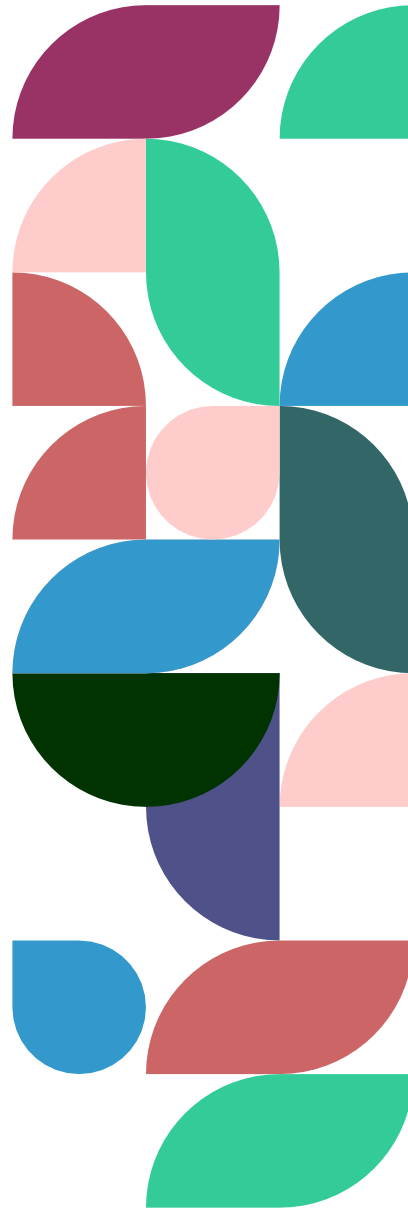
- Takes about a month
- Documents required:
- Buyer's Passport (notarized)
- Central Bank Authorization (for foreigners buying from locals or vice versa)
- Utility bill showing current address
- If company – annual returns, Articles & Memorandum or Company Formation Documents)
- Inspection Completed

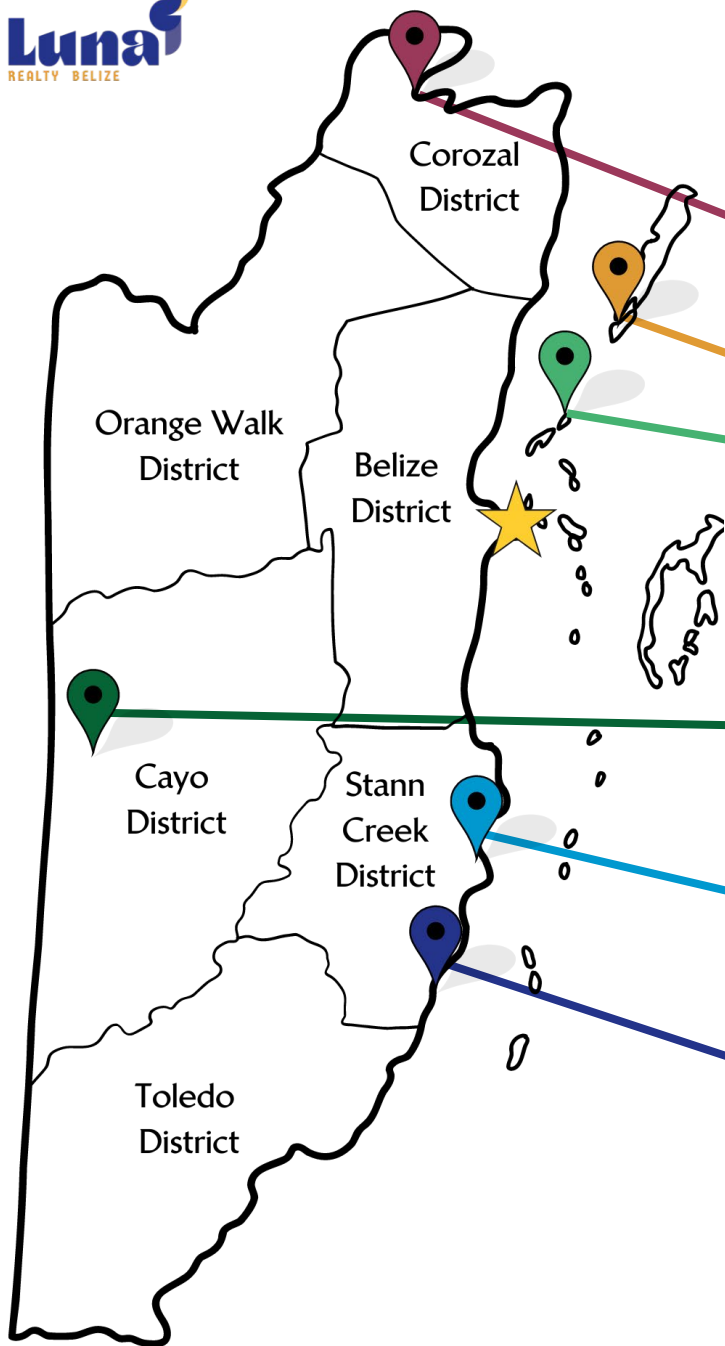
- Balance of payment. If there is a payment schedule, that will be acknowledged in the final paperwork.

- The prescribed time is 6-8 weeks but due to backlog it can take up to 12-18 months to receive your new physical title. In the meantime, the attorney submits your documents to the Lands Department and will send the following once filed:
- Receipt of Instrument (LRS Number)
- Executive Transfer of Land Documents
- Property Tax
- Letter of Ownership

DISCOVER

# 2. Top 6 Places to Explore





# Top Places to Own Real Estate in Belize

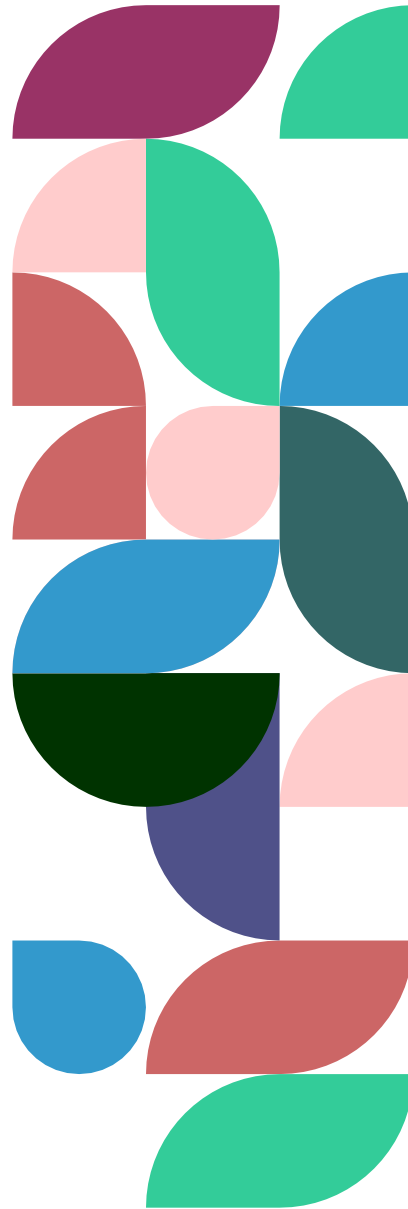
**Corozal**— close to the Mexican border, quiet fishing villages and retirement communities.

**Ambergris Caye/Caye Caulker**— the islands, ideal for divers/fishermen. Popular spots for tourism and home to a large ex-pat population.

**Cayo**— jungles/ farming area/rolling hills/ rivers, ideal for people who prefer to be closer to nature and wildlife. Growing ex-pat population.

**Hopkins**— up-and-coming area popular for the beautiful coastal beaches and river properties. About 2.5 hours from Belize City.

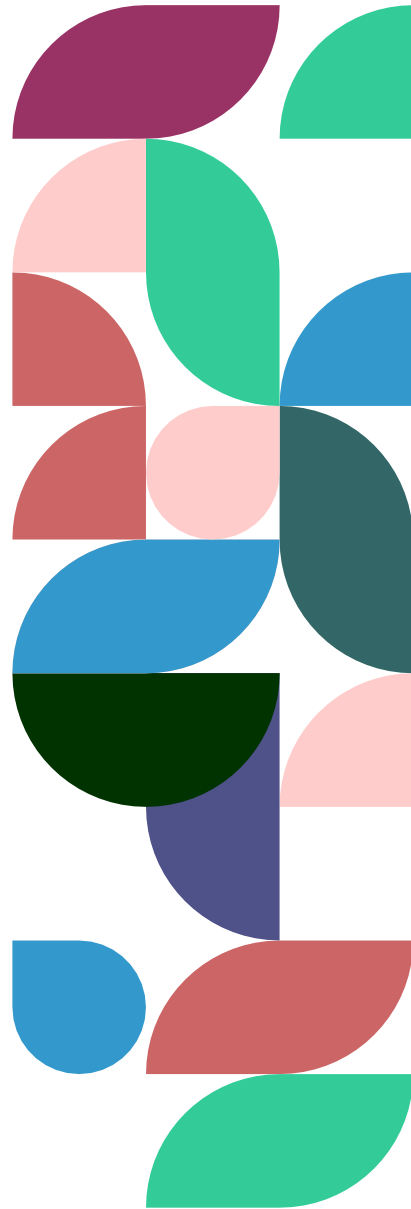
**Placencia**— old coastal fishing village and now-popular tourist hotspot, smaller and more laid-back than Ambergris Caye. About 3.5 hours from Belize City.



DISCOVER

# Corozal

- **Distance from Belize City Airport:**
  - 85 miles (2 hours)
- **Population (district):**
  - ~ 10,000
- **Known for:**
  - Proximity to Mexico and the Free Zone, bay

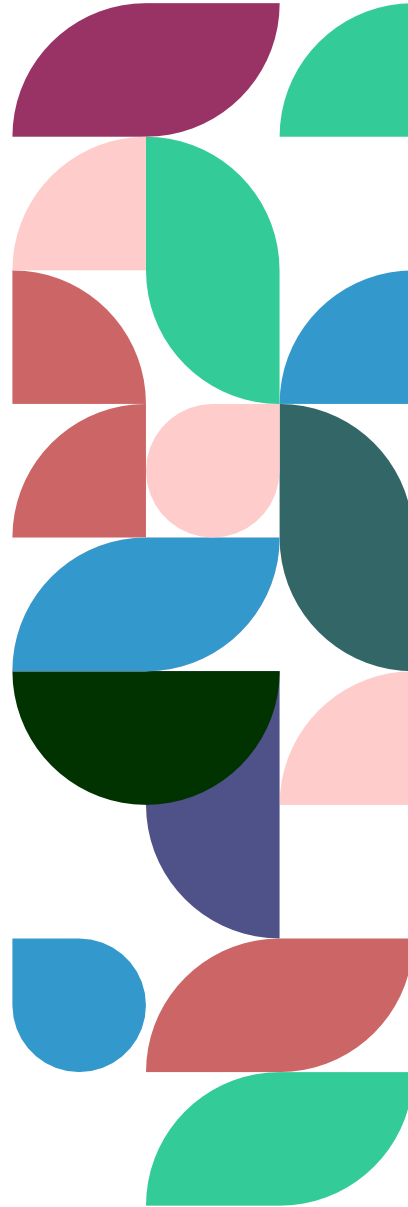


DISCOVER

# Ambergris Cay

- **Distance from Belize City Airport:**
  - 40 miles - 15 minutes by puddle jumper, 1h30 minutes by water taxi
- **Population:**
  - ~ 55,000
- **Known for:**
  - Barrier reef, diving, fishing, snorkeling, largest expat and tourism destination, golf carts
- **Must Try:**
  - Snorkel Hol Chan & Shark Ray Alley



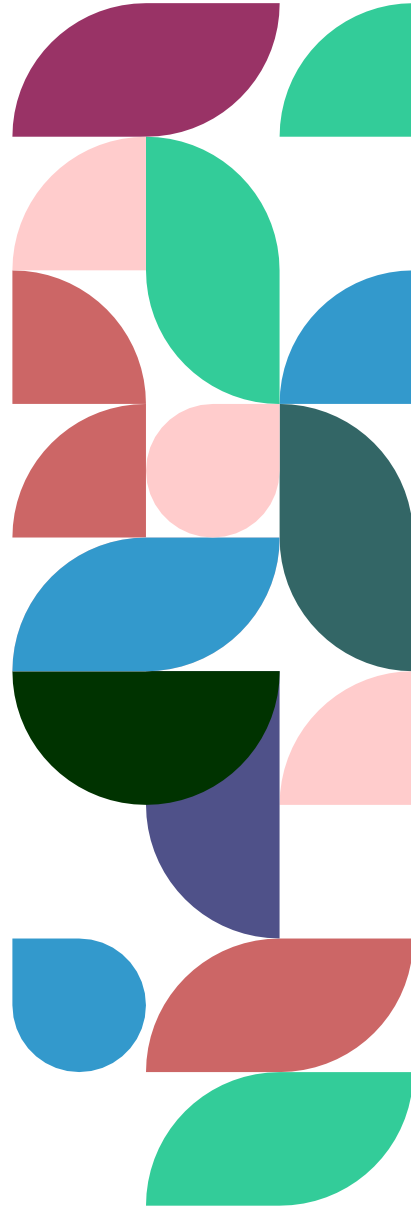


DISCOVER

# Caye Caulker

- **Distance from Belize City Airport:**
  - 23 miles - 10 minutes by puddle jumper, 1h by water taxi
- **Population:**
  - ~ 2,000
- **Known for:**
  - Barrier reef, diving, fishing, snorkeling, “go slow” mentality, sandy streets
- **Must Try:**
  - Iguana Reef Inn for sting ray feeding around 4:30pm!



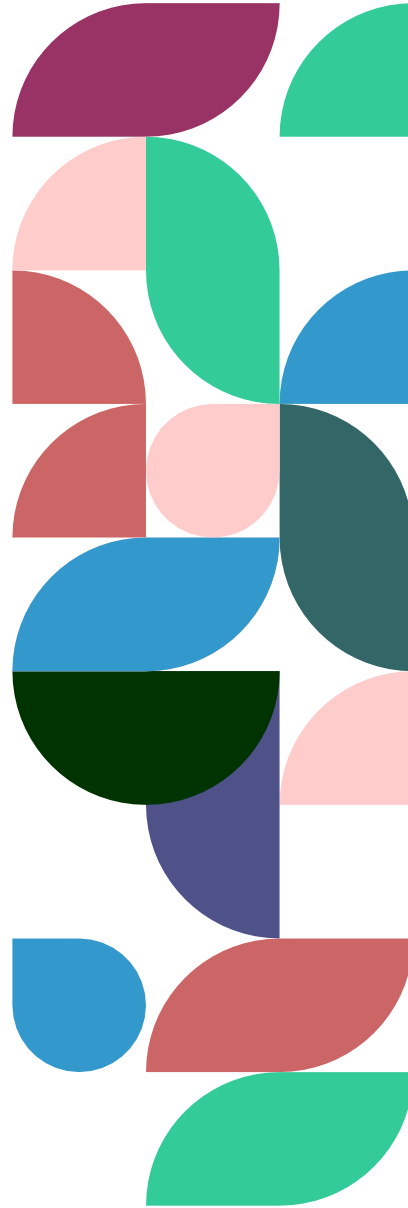


DISCOVER

# Cayo District

- **Distance from Belize City Airport:**
  - 73 miles (1.5 hours) to San Ignacio
- **Population (district):**
  - ~ 100,000
- **Known for:**
  - Rivers, jungles, cave tubing, cave exploration, Mayan Ruins, Mennonite population, farming, handmade goods, off-the-grid living
- **Must Try:**
  - ATM Caves





DISCOVER

# Hopkins

- **Distance from Belize City Airport:**
  - 85 miles (2 hours)
- **Population:**
  - ~ 2,000
- **Known for:**
  - Garifuna population (food & culture), being the "Friendliest Town in Belize", Bocawina National Park, Cockscomb Basin, Chocolate, Eco-Cultural destination, Sittee River
- **Must Try Restaurant:**
  - Sunset river boat ride & bioluminescence tour with Happy Go Luckie Tours

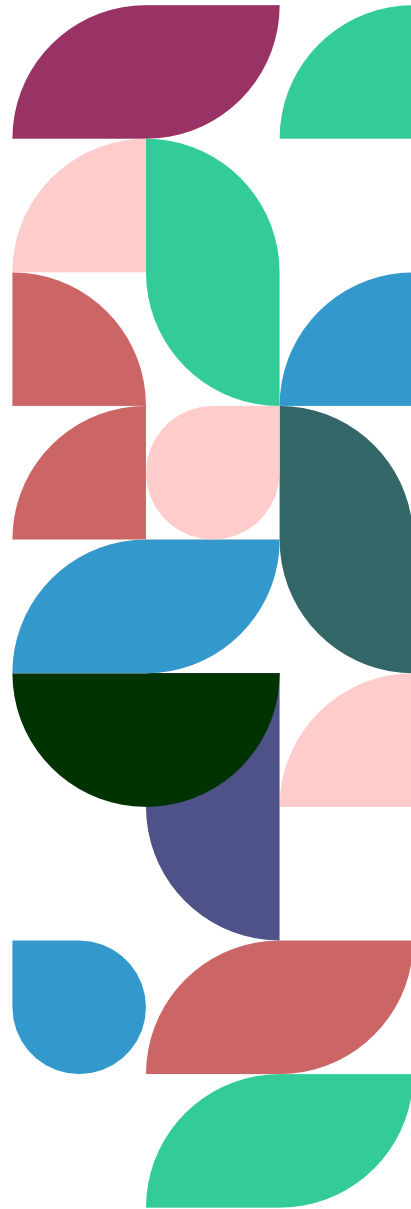




DISCOVER

# Placencia/Maya B

- **Distance from Belize City Airport:**
  - 115 miles (3 hours)
- **Population:**
  - ~ 5,000
- **Known for:**
  - Island hopping, diving, fishing, snorkeling, family-friendly, quieter beach living compared to Ambergris
- **Must Try:**
  - Sunset Pontoon Ride with Sandy Cove BZ Tours

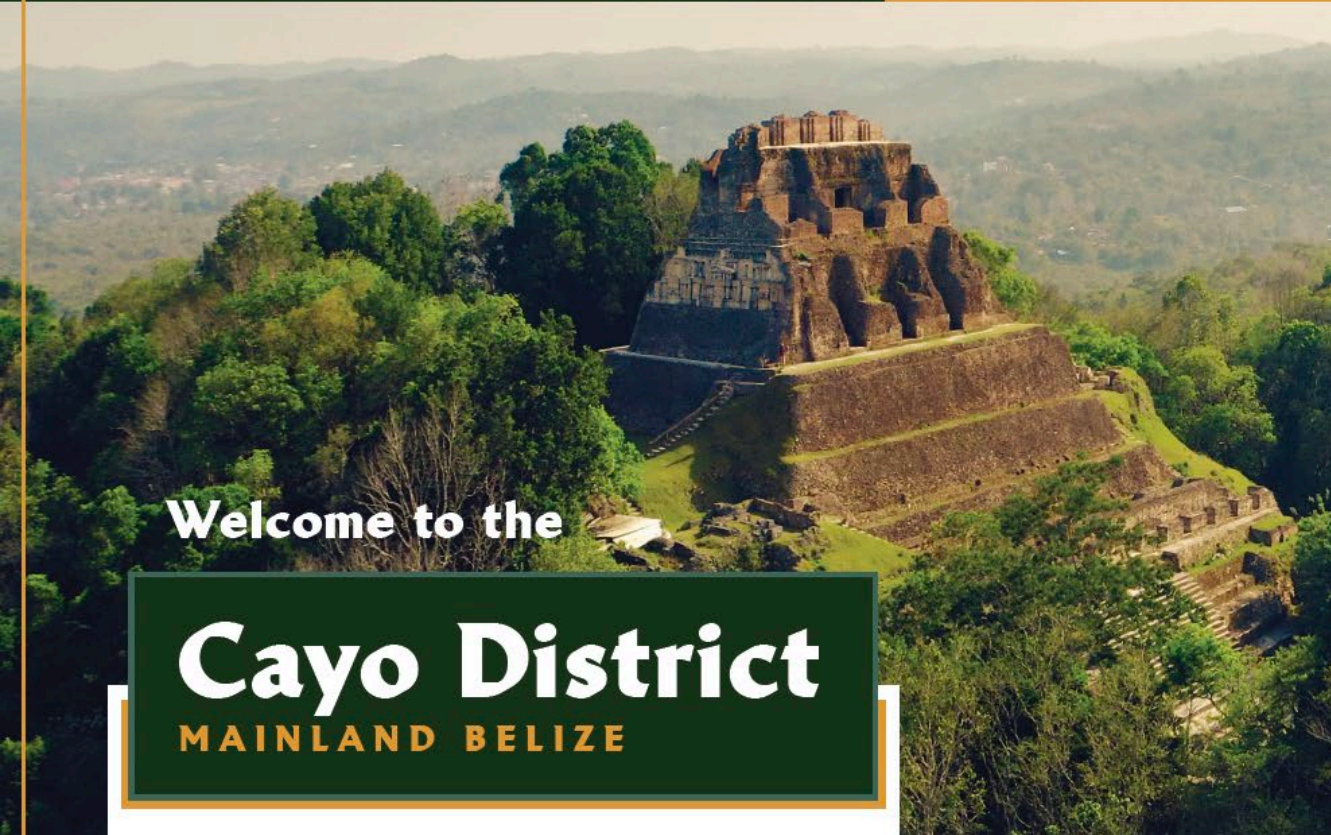


# WHERE THE VISITORS ARE GOING:

3 2 1 5 4 1

-  Corozal
-  Ambergris Caye
-  Caye Caulker
-  Cayo
-  Hopkins
-  Placencia

	Belize City	Belize Rural	Belmopan	Caye Caulker	Cayo District	Corozal District	Hopkins	Offshore Islands North	Offshore Islands South	Orange Walk District	Placencia	San Pedro	Stann Creek District	Toledo District
Jan	3,326	409	188	2,374	2,803	406	1,128	176	458	265	3,270	9,052	211	313
Feb	2,944	798	205	3,158	3,601	454	1,440	359	915	307	3,369	10,730	214	344
Mar	4,687	1,050	206	4,315	5,611	532	1,965	443	1,108	466	4,624	13,899	550	331
Apr	4,254	865	237	4,386	5,015	470	1,737	450	1,113	433	4,583	12,534	413	399
May	3,642	877	284	3,994	4,062	404	1,450	440	1,014	405	3,273	10,912	305	339
Jun	3,965	1,001	292	3,960	4,043	619	1,202	258	572	424	3,608	11,511	675	424
Jul	3,554	725	290	4,845	5,246	428	1,776	303	852	482	3,986	11,736	306	217
Aug	2,921	492	257	4,513	3,649	315	1,372	193	638	284	2,826	8,901	222	199
Sep	2,336	291	167	2,533	1,668	278	774	159	398	152	1,730	5,279	101	145
Oct	3157	419	187	3640	2735	416	1866	240	551	319	2337	7367	121	171
Nov														
Dec														
Total	34,786	6,928	2,313	37,717	38,433	4,322	14,710	3,020	7,619	3,537	33,606	101,922	3,117	2,882



Welcome to the

**Cayo District**

MAINLAND BELIZE

Welcome to  
**La Isla Bonita**



**San Pedro**

AMBERGRIS CAYE, BELIZE

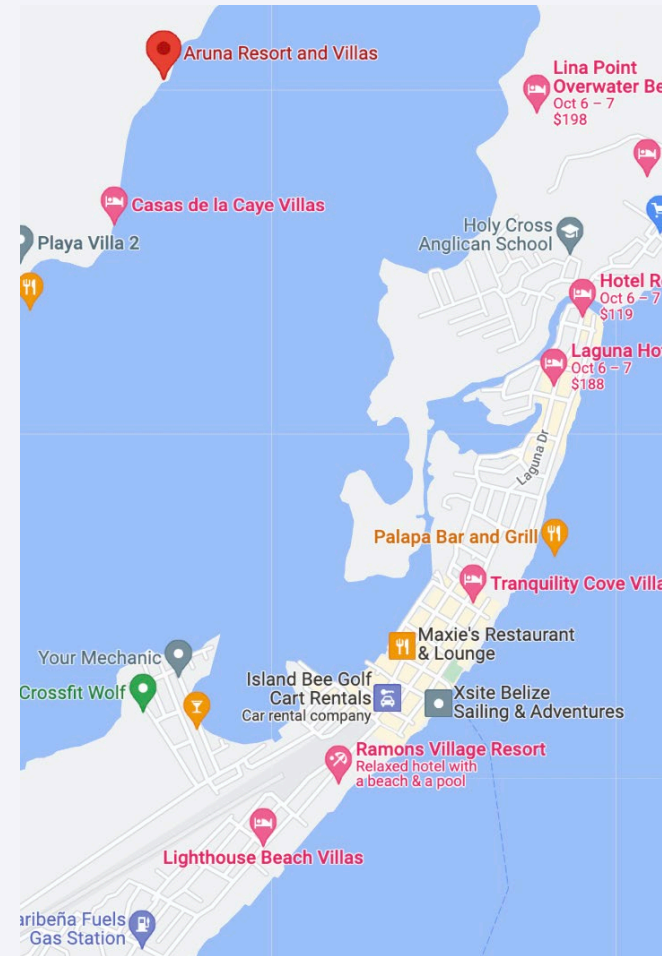
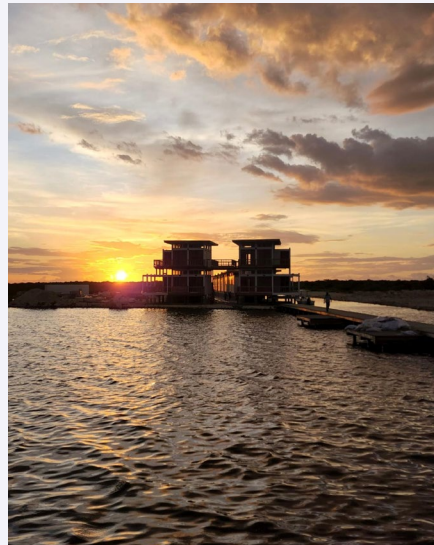
**3. Top 7  
Opportunities to  
Own Right Now**

# 1. Best Value for Branded Condo



- 3<sup>rd</sup> Floor – \$195,000
- 1BR/1BA
- 922 ft<sup>2</sup>
- 0.5 mi. of town
- Garden & Bay View

# 2. Best New Build Under \$200k



- Aruna Resort, \$199,900
  - Studio
  - 794 ft<sup>2</sup>
- 0.5 miles west of San Pedro
- 50% financing
- Water View

# 3. Luxury Ground Floor Condo

3BR/2BA- \$375,000 – 1705 sqft



Ranked in Top 10  
Resorts in San Pedro on  
TripAdvisor



# 4. Most Affordable Single Home

2BR/2.5BA, \$399,000, 1257 ft

4.5 miles south, 1 block from bay with water views

Adjoining lot also for sale

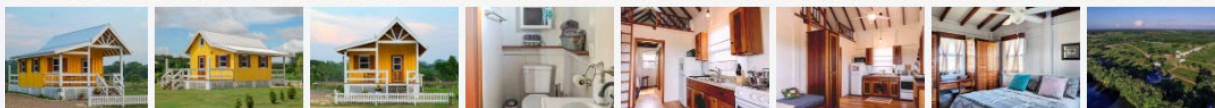


# 5. Best for Landing

BracilletteCaye – Waterfront Lot  
\$95,000 – 7200 ft<sup>2</sup>



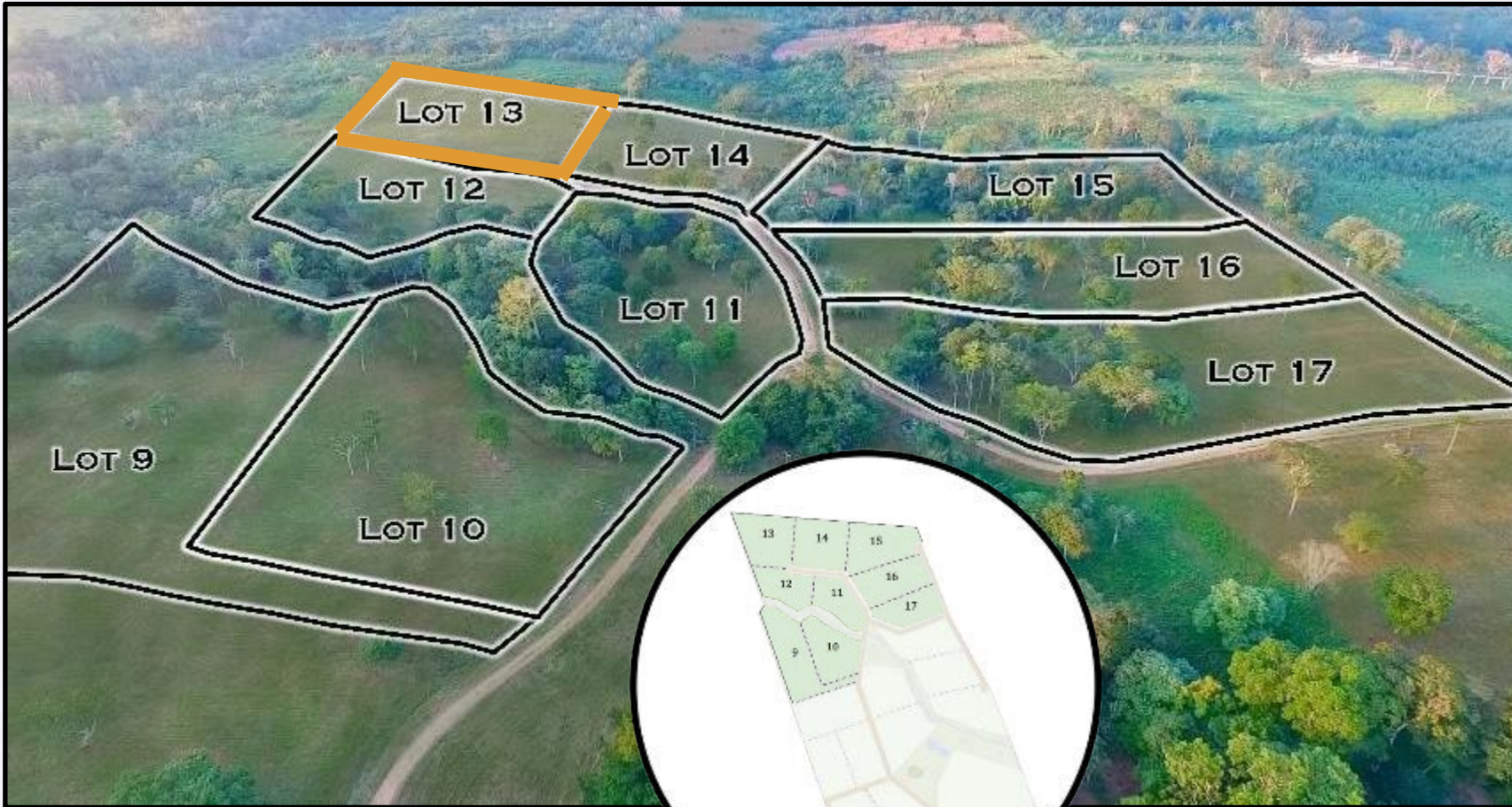
# 6. Cozy Cayo Cottage



- 612 sqft in Cottage Row
  - 1 BR Loft
- Front and back porch
  - \$149,900
- Short-term financing considered

Santa Familia, Cayo –  
20 minutes to San Ignacio,  
20 minutes to Spanish Lookout

# 7. Large Estate Lot w/ Mountain Views



4 acres  
\$95,000

Prime location on property. Ideal for farmette, or estate home



# REACH OUT FOR YOUR FREE BELIZE REAL ESTATE REVIEW

Write “Review” on Your Sheet!

[info@LunaRealtyBelize.com](mailto:info@LunaRealtyBelize.com)