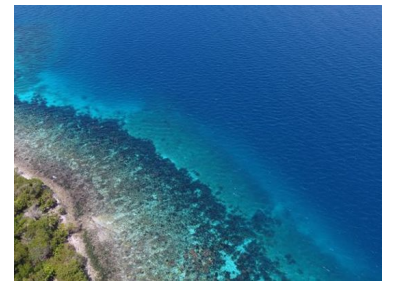


**\$3,750,000USD**



## 13311 - Private Island off the Placencia Peninsula

Location: FPC3+29W Placencia - Scipio - Placencia - Stann Creek  
Beds: 1 | Baths: 1 | Living Area: 500 | Land Area: 174240 | Frontage:  
Beach-Front

This luxurious caye can be yours. Scipio Caye is optimally located just 6 miles from Placencia Village and it's the perfect accompaniment to your beach house or resort. The original plat provides 3.61 acres, but the Caye has grown to over 4 acres. This Caye is large enough for a resort or commercial entity (plans included) but small enough to be the perfect private haven for your family, friends, and clients. The Caye has been developed as a private refuge. It features a large air-conditioned Studio Cabana with exo-luxe finishings and furnishings. There are staff quarters, a heli-pad, 2 outdoor half baths with shower and handwash station. The owners have installed a 4' clay pizza oven, a deisel generator, BBQ station, Bar, and dining area. In addition to day trips the island is perfectly suited for overnight mooring of larger vessels. Two mooring lines are installed and more can be added. The island is perfect for shore diving and snorkelling. The developers have launched Paradiso Grill for private functions. This is paradise found! Message Marc to learn more! +5016070660 [marc@1stchoicebelize.com](mailto:marc@1stchoicebelize.com)



Agent: Marc DiBrita  
E-Mail: [marc@1stchoicebelize.com](mailto:marc@1stchoicebelize.com)  
Mobile:  
Phone: +(501) 607-0660



RE/MAX 1st Choice  
Main Road  
Placencia & Hopkins Village  
Stann Creek, Belize Central America