



**CARIBBEAN SEA FRONT RESORT,
LARGE ADJACENT LOT AND OWNER RETREAT!**

\$2,200,000.00 USD

Rare and unique opportunity to have a *dream come true* turn key business, home to call your own and the expansion availability at your fingertips. The Placencia Peninsula is becoming known as the Key West, Florida of Belize. **Invest now before it is unattainable.**

Imagine the
POSSIBILITIES

- ★ **The Maine Stay Resort** - established in 2002 with vacation rentals **READY!**
- ★ **Room to build** more on Maine Stay grounds
- ★ Best year to date showed a GROSS vacation rental income of **over \$135K**
- ★ **Utilities** at the Maine Stay run approx. \$13,337 / year
- ★ **Property Tax** \$127 / year
- ★ **Insurance for TMS** \$7,888 / year
- ★ **Maintenance** approx. \$9,000 / year
- ★ Currently holding **long term tenants**
- ★ **Adjacent lot READY for expansion!** Build several more cabanas or Condos.
- ★ **Owners Retreat** just across the road. **LIVE, WORK & PLAY**
- ★ With a large indoor Palapa area perfect to **open a Restaurant.**



ALL ARE LISTED SEPARATELY AND TOTAL \$2,398,000
FOR THE ENTIRE PORTFOLIO - YOUR SAVING \$198,000



Vacation RENTALS

Best year on the books to date has been \$136,000.00 rental income!



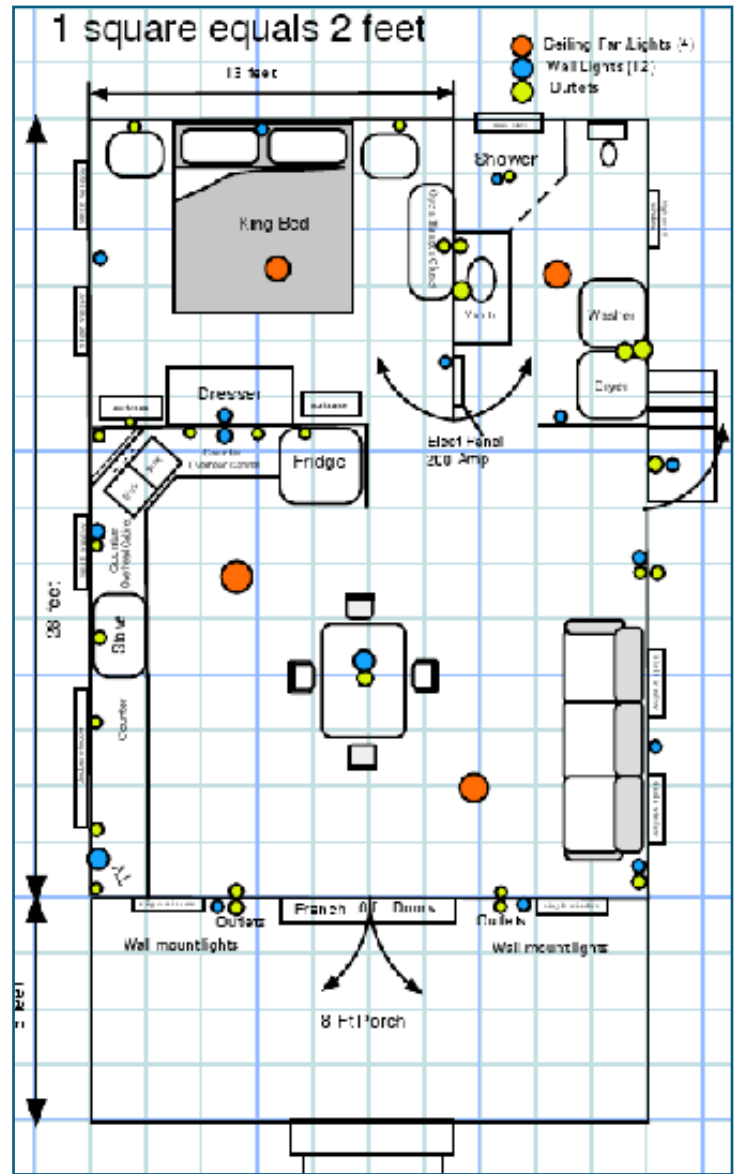
THE SUNRISE HOUSE CABANA

(up to 4 people + fully furnished & equipped)

- \$995/week (June 1-Oct 31)
- \$1,295/week (Nov 1- May 31)
- \$1,595/week (Dec 15 - Jan 15)
- Add 9% hotel tax
- NO SERVICE CHARGE
- Pro-rated rates for more/fewer nights
- 25% (non-refundable) deposit

DIMENSIONS

Interior.....	560 sq ft
Porches, decks.....	690 sq ft



Vacation RENTALS

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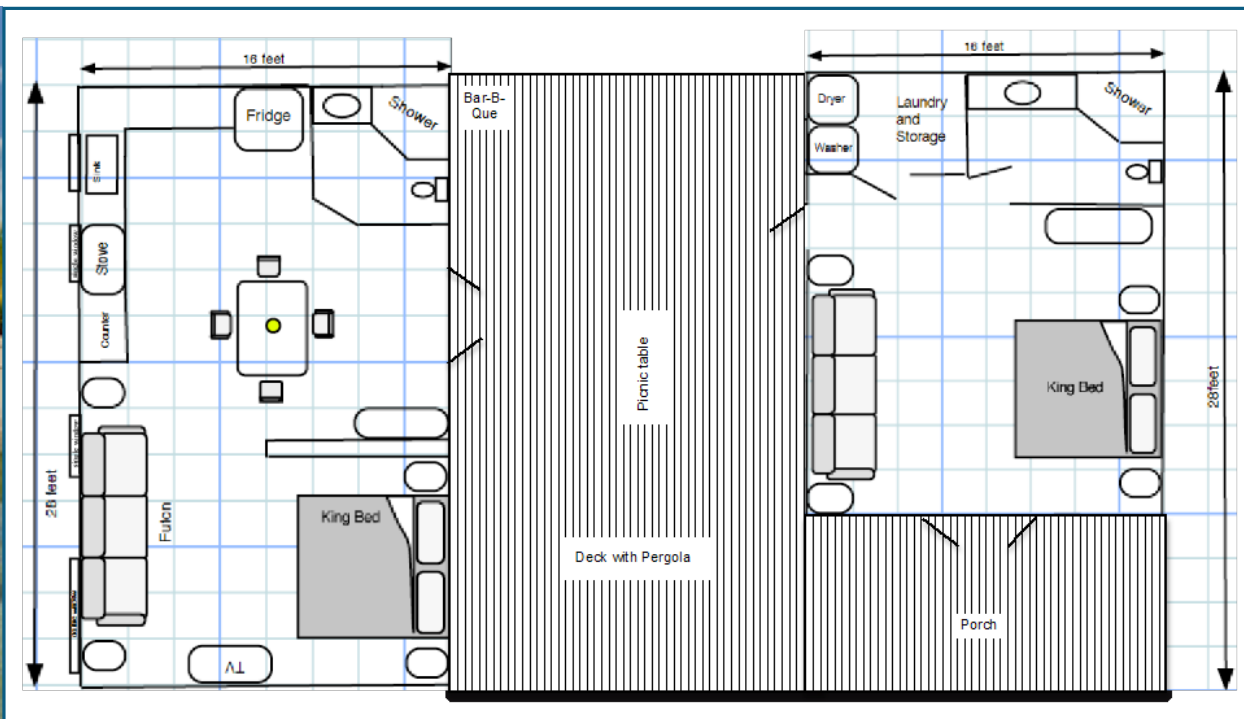
THE MAINE STAY SUITE

(up to 8 people)

- \$1,295/week (June 1-Oct 31)
- \$1,595/week (Nov 1- May 31)
- \$1,895/week (Dec 15 - Jan 15)
- Add 9% hotel tax

DIMENSIONS

Interior 864 sq ft
Porches, decks 1,092 sq ft



Vacation RENTALS

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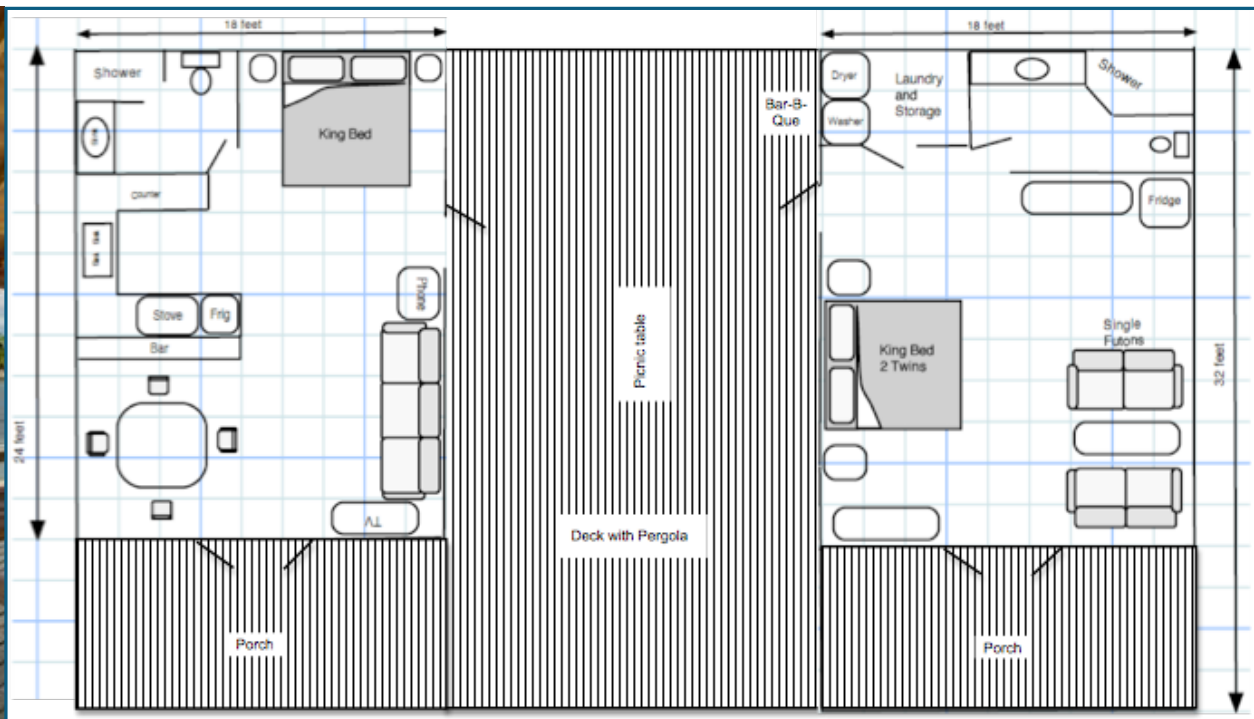
THE PIER HOUSE SUITE

(up to 8 people)

- \$1,295/week (June 1-Oct 31)
- \$1,595/week (Nov 1- May 31)
- \$1,895/week (Dec 15 - Jan 15)
- Add 9% hotel tax

DIMENSIONS

Interior 864 sq ft
 Porches, decks 1,092 sq ft



THE MAINE STAY Pier

The Maine Stay Pier was constructed in 2001. The 100-foot pier/palapa has two decks, solar lights, and a shower. It is built on concrete pilings.

OUTBUILDINGS

- ★ **Primary guard shack** – 76 sq ft with small refrigerator, counter, and storage at entrance gate.
- ★ **Secondary guard shack** – Very small shack near the beach.
- ★ **Tool shack** – Small shack near the west wall for landscaping tools.
- ★ **Garbage bin** – Wood bin near the entrance.
- ★ **Cabana supply shack** – Metal (half 40 ft container) with 160 sq ft interior, a covered and screened in area with cement floor (guest bikes) that is 400 sq ft.
- ★ **Kayaks and other watersports gear** on-site and included with the sale.

OTHER

- ★ **The property is completely fenced**, including 180 ft of concrete wall on the west (road) side
- ★ **There is extensive landscaping**, with several exotic trees and many flowers
- ★ West side concrete wall is **lighted**
- ★ **Security Cameras & Lights** on beachside
- ★ **Each cabana has its own** water holding tank and pump, and its own electric water heater with 30 gallon tank
- ★ **The Maine Stay has been maintained** by a maintenance staff (full time)
- ★ **Experienced staff available** to work with new owners on a contract basis (if required)



The Maine Stay is listed for
\$1,250,000.00 *separately*

Visit: www.TheMaineStayBelize.com
for photos, video & floor plans.

Continue reading to view the investment portfolio including the owner's residence and additional lot for expansion.



Explore the Expansion OPPORTUNITIES

with the LARGE Lot on the North!

North Lot - Right beside The Maine Stay!

Expand your vacation cabana/suite business. This property has over 172 feet of Caribbean seafront. Property is completely fenced in already with a north border of over 265' deep and southern border is over 221' deep (with an 8' road to sea easement). No fill is needed and ready to start building.

This lot is close to a lot of resorts, restaurants and less than 15 minutes to Placencia Village and 7 to 10 minutes to Maya Beach.

This lot is available for sale separately from this portfolio, act fast!

For more photos visit:
www.BeachfrontLotBelize.com



Authentic Belize Living **OWNER RETREAT**

ANYTHING BUT ORDINARY... This 4800+ square foot home boasts the most amazing Palapa living space for entertaining and living the *Caribbean lifestyle*.

This home has 3 bedrooms, 2 baths, walk in master closet, living/dining area, kitchen and laundry room. Adjacent to the back porch is a 200 sq ft aviary with fountain. With an interior of 1592 sq f, also a 2500 sq ft Palapa plus 3296 exterior sq ft. The palapa has a stone water wall approximately 45 ft long, within the

papala area is a full living and dining area and an outdoor kitchen. The large Island and buffet table are custom built and included with the home. The papala's interior height pitches to about 20 feet, with beautiful thatch, 12 inches of air space then topped with a metal roof. *Amazing opportunity* to open a **RESTAURANT** for your guests, and live on site.

This home is situated on 3 separately titled lots, the three lots parcel 307, 1561 and 1562 all consist of 225 linear feet of road front with a combined total area of 22,426 sq. ft. The main residence in the middle lot, 1562. The north lot currently includes a thatch roof carport and potting area, with a caretaker home (which will be removed upon sale or prior) and container storage buildings, that can be included in the sale or removed at the buyers preference. Leaving this area open for further development. The lot south of the residence 307 with a south double wide entry gate, adjacent to the papala and is surrounded on three sides with a concrete wall with forth side fenced with wire.. The property is completed fenced and equipped with security cameras. Could easily be sold as its own lot or incorporated into further living or parking space for the home.

This home is listed separately or as part of an INVESTMENT PORTFOLIO as the owners retreat. It is a perfect FIT for this portfolio. Visit: www.MsKarensHome.com for full photo tour & a panorama floor plan walkthrough.



Overview



The Maine Stay.....	\$1,250,000
Large North Expansion Lot.....	\$599,000
Owner's Retreat Home, possible Restaurant.....	\$549,000
ENTIRE package.....	\$2,398,000.00

Approx (USD)	List Price	Utilities	Property Tax	Insurance	Renovations/ Maintenance
The Maine Stay (3 cabanas)	\$1,250,000	\$9,378	\$67	\$7,888	\$5,600
North Lot Expansion	\$599,000	N/A	\$34	N/A	N/A
Owner Retreat/ Possible Restaurant	\$549,000	\$3,959	\$26	N/A	\$3,400

As an *investor portfolio* purchase our seller has agreed to a **\$2, 200,000.**
FIRM sale price.

This is a *savings* of \$198,000!

For more information or a private viewing please reach out today!



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