

THE CAYO
MOUNTAIN VIEW ESTATE

Private Estate Living in Western Belize

Santa Elena / San Ignacio | Cayo District | Belize

US$850,000

FULLY FURNISHED | THREE SEPARATELY TITLED PROPERTIES

5,223+ SQ. FT. | 4 BEDROOMS | 4 BATHROOMS

20,414+ SQ. FT. COMBINED LAND AREA



BELIZE BEYOND THE BEACH

A Different Kind of Belize

In Belize's lush western Cayo District, this estate offers something very different from conventional resort living: space, privacy, tropical gardens and a substantial private residence within an established community. Located in the Loma Luz area of Santa Elena, minutes from neighboring San Ignacio, the property combines tranquil residential living with convenient access to healthcare, schools, shopping, restaurants and the George Price Highway.

Wide verandahs frame green surroundings and distant Maya Mountain views, creating an easy rhythm between indoor comfort and outdoor Belize living.





THE RESIDENCE

Designed for Living Generously

Approximately 5,223 square feet of living space centers on an expansive open-plan living, dining and kitchen area. Imported hardwood detailing, mahogany doors and distinctive finishes give the home warmth and individuality. The residence is offered furnished, simplifying the transition for an international buyer.

5,223+
SQ. FT. LIVING SPACE

FURNISHED
MOVE-IN READY

OPEN PLAN
LIVING / DINING / KITCHEN

HARDWOOD
ARCHITECTURAL DETAILING

PRIVATE ACCOMMODATION

Space to Retreat

Four generously proportioned bedrooms and four bathrooms provide comfortable accommodation for owners, family and guests. Two bedrooms feature ensuite bathrooms and walk-in closets, while the primary suite opens to a private balcony with views toward the Maya Mountains.

4
BEDROOMS

4
BATHROOMS

2
ENSUITE BEDROOMS

Comfort without sacrificing privacy.









ENTERTAIN + HOST

Made for Gathering. Designed for Privacy.

A substantial entertainment room with pool table, bar and lounge seating creates a dedicated social space away from the main living areas. Adjacent guest accommodation with its own ensuite bathroom gives visitors privacy, while the attached caretaker's studio adds flexibility for live-in assistance, extended family, independent guests or potential rental use.

ENTERTAINMENT ROOM

PRIVATE GUEST SUITE + ENSUITE

CARETAKER'S STUDIO





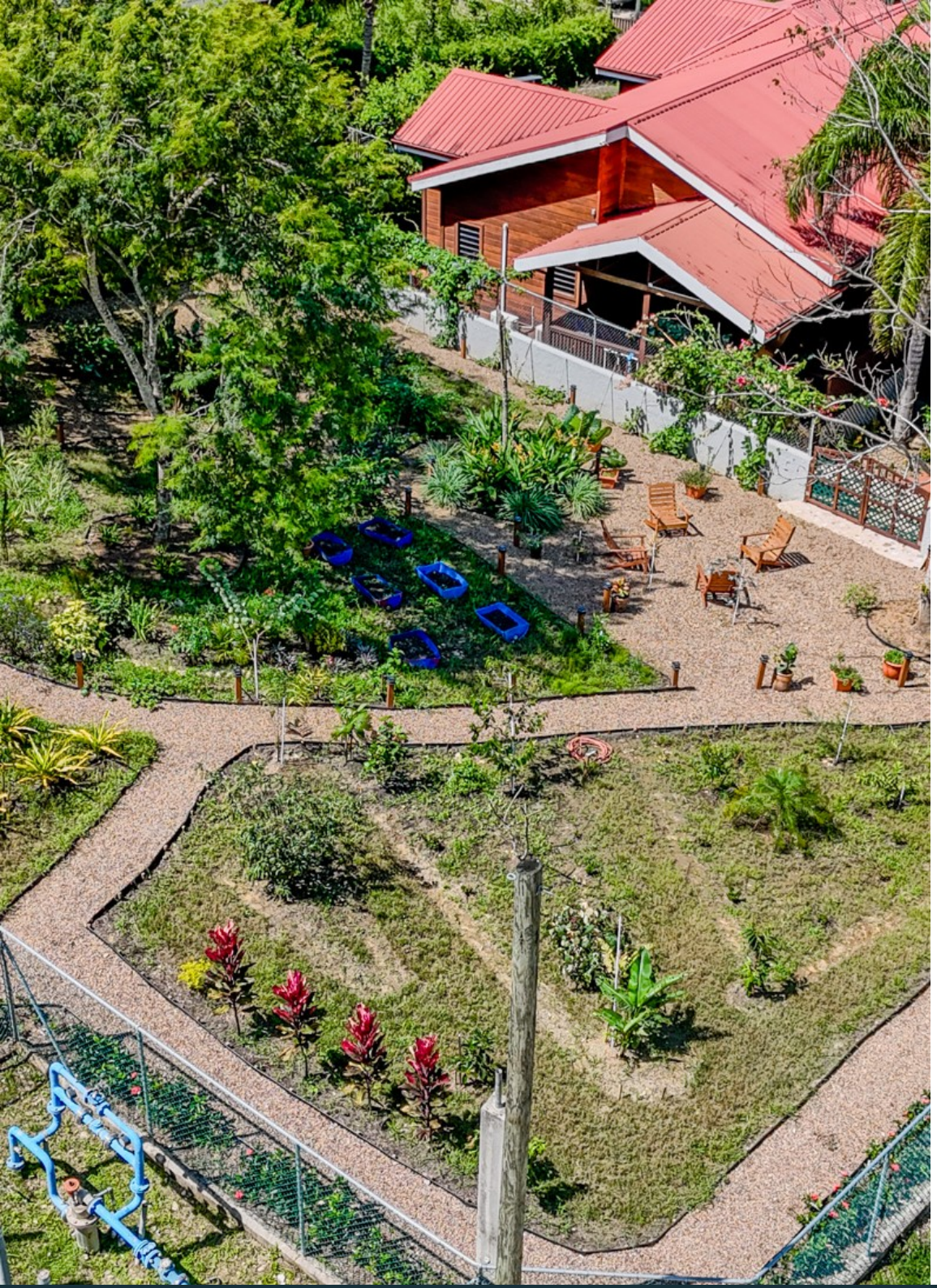




OUTDOOR LIVING

Where the Home Opens to the Tropics

Wide covered verandahs, mature landscaping, Royal Palms, flowering plants and quiet sitting areas make the grounds part of everyday living - not simply a backdrop to the house.



THREE SEPARATELY TITLED PROPERTIES

One Estate. Exceptional Optionality.

The offering comprises three separately titled properties totaling approximately 20,414 sq. ft. Parcel 2713 is an approximately 6,786 sq. ft. separately titled Garden Property, fully fenced and developed with walkways, sitting areas and direct access from the residence.

Today it functions as an integral part of the estate. Its separate title may also provide future flexibility, subject to applicable planning and development requirements.

20,414 SQ. FT.

COMBINED LAND AREA

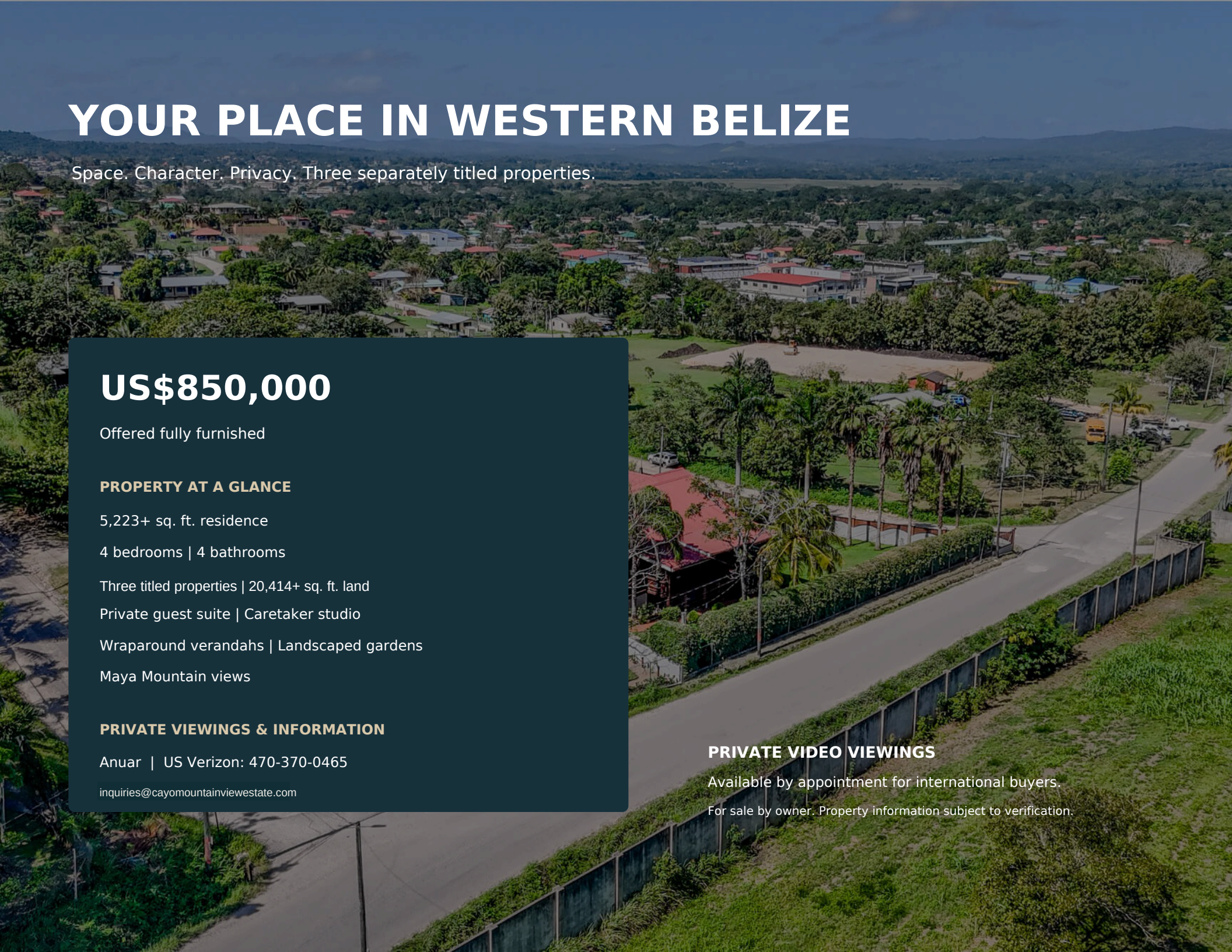
6,786 SQ. FT.

PARCEL 2713 - LANDSCAPED GARDEN PROPERTY

Property-title boundaries are intentionally not drawn on this marketing aerial. A title/survey plan should be supplied to qualified buyers for exact legal boundaries.

YOUR PLACE IN WESTERN BELIZE

Space. Character. Privacy. Three separately titled properties.



US$850,000

Offered fully furnished

PROPERTY AT A GLANCE

5,223+ sq. ft. residence

4 bedrooms | 4 bathrooms

Three titled properties | 20,414+ sq. ft. land

Private guest suite | Caretaker studio

Wraparound verandahs | Landscaped gardens

Maya Mountain views

PRIVATE VIEWINGS & INFORMATION

Anuar | US Verizon: 470-370-0465

inquiries@cayomountainviewestate.com

PRIVATE VIDEO VIEWINGS

Available by appointment for international buyers.

For sale by owner. Property information subject to verification.