

BELIZE

CENTRAL AMERICA

Paradise Bay Resort & Spa

130 ACRES OF THE MAYAN PLANTATION



CUSHMAN &
WAKEFIELD

ChaneyBrooks

Property Description

The Paradise Bay Resort & Spa is a proposed integrated community with phased developments nestled along the pristine Caribbean Sea shoreline. This visionary community spans approximately 130 acres, perfectly situated on a picturesque peninsula within the Mayan Plantation in Belize. The site offers an enchanting oasis of luxury and sustainability in a paradise where nature and elegance converge seamlessly.

Our project, with its previously approved Environmental Impact Statement and development entitlements (which may be renewed), is designed to harmonize with the lush natural environment. The Paradise Bay Resort & Spa aims to become one of the world's most livable, smart, sustainable, and economically viable "green"/off-the-grid boutique resorts.

Located southwest of Ambergris Caye, a premier tourist and diving destination in Belize, the Resort is set to be the first of its kind in size and luxury in the region. Accessible via a scenic road from the North American Highway at Altun Ha, as well as by boat and helicopter, our Resort ensures both exclusivity and privacy.

Upon completion, the Resort will offer an array of activities and amenities that promise an unforgettable experience, including 5-star dining, world-class diving, fishing, bird watching tours, shopping, marina services, and comprehensive recreational and meeting facilities. The Resort will be accessible by scheduled water taxi services to the International Airport, Belize City, and the Cayes, which serve as gateways to diving and boating adventures.



Property Description

When fully developed, the Resort will feature:

- **Condominium Units:** 57 one-bedroom villas & 57 two-bedroom villas, including 12 stunning over-water villas
- **Resort Buildings:** 3 three-story structures housing 60 studio and 60 one-bedroom units
- **Marina Facility:** 75 slipways with a Marina Core Yard and Docking Facilities (arrival dock and service dock)
- **Resort Club:** Complete with a putting green, tennis courts, volleyball court, waterslides, and pools
- **Hotel Complex:** Featuring a lobby, lounge, restaurant, conference rooms, wedding venues, and a luxurious spa
- **Utility Zone:** Dedicated maintenance area
- **Employee Housing:** Ensuring comfort and convenience for staff

Guests will embrace a lifestyle of luxury and sustainability at the Paradise Bay Boutique Resort & Spa, where paradise is not just a destination but a way of life.



A1.06 Typical Garden Unit Plan - Level 2



A1.07 Typical Garden Unit Plan - Level 1

Investment Highlights

IRREPLACEABLE OCEANFRONT ASSET

The stunning 130-acre peninsula has white sand beaches and a pristine Caribbean Sea shoreline.

ENTITLEMENTS

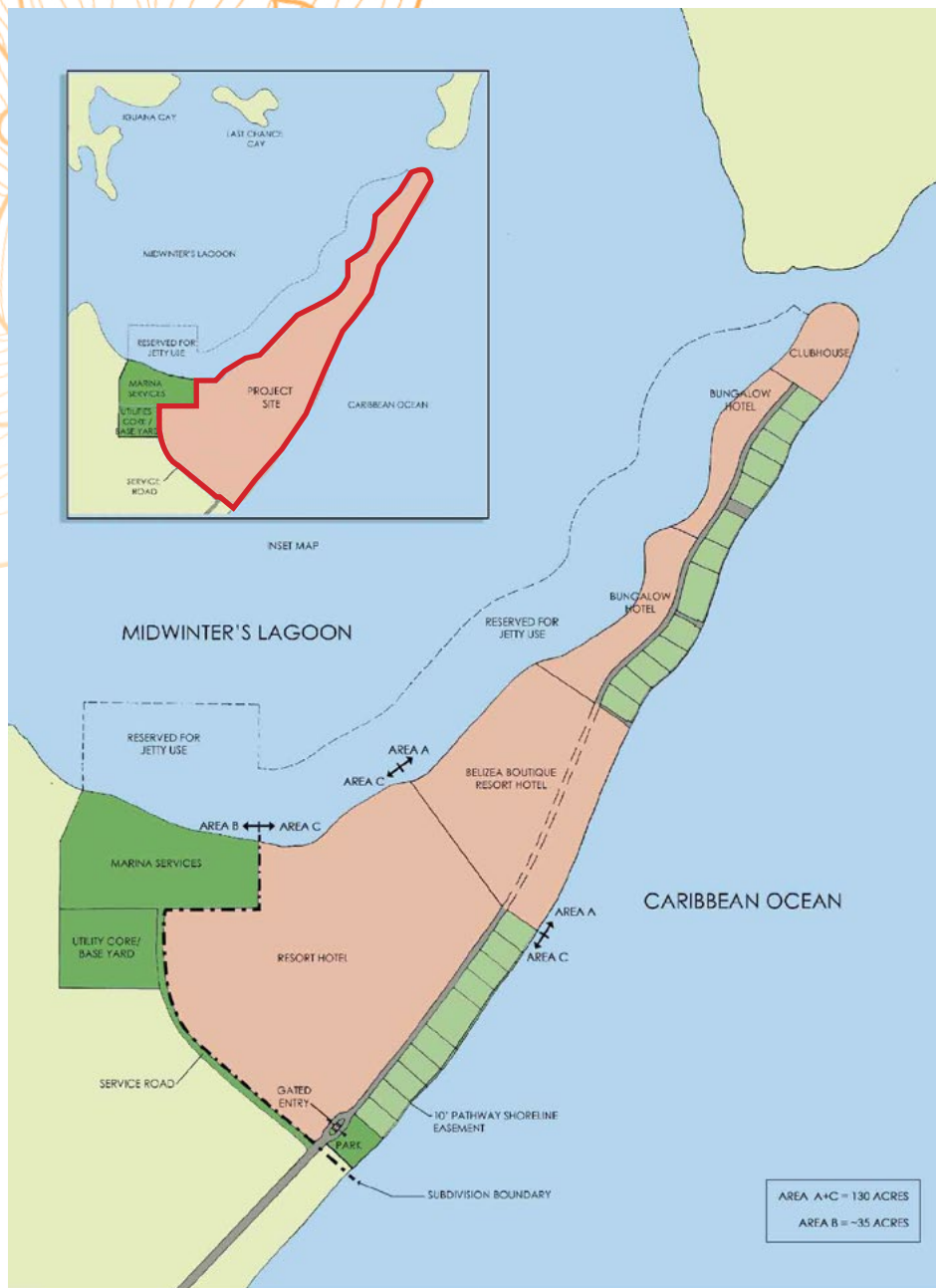
Entitlements have expired but can be renewed. Plans included luxury villas, over-water bungalows, and marina facilities.

DEVELOPMENT

The Mayan Plantation property is well suited for developing major resorts for the Country, as well as residential and retirement housing communities. Other developments may include a family compound or gambling facility.

PREMIER RESORT DESTINATION

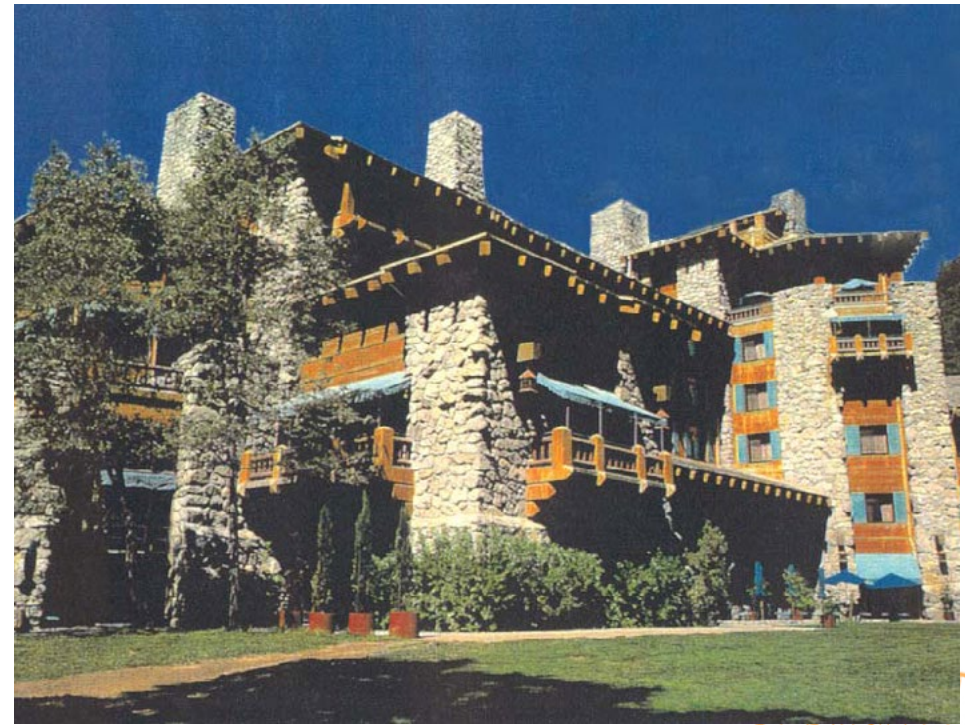
By year-end 2023, the tourism sector's number of overnight stays in Belize almost returned to pre-pandemic numbers. Belize continues to be recognized as a world leader in eco-tourism.



Winchester Allison Tong & Goo
Architects, Engineers, Planners and Consultants

BELIZE OUTRIGGER RESORT & CANOE CLUB
MAYAN PLANTATION
BELIZE CITY DISTRICT, BELIZE

SCALE: 1:8,000
30 June 2005



Investment Highlights

FAVORABLE INCENTIVES*

There are no Capital Gains taxes or inheritance taxes in Belize. In addition, Belize offers a Qualified Retired Persons (QRP) program, and similar government incentive programs, which may offer investors tremendous opportunity to retain and grow their wealth.

CONVENIENT LOCATION

Located less than five miles from the national airport and two miles from Altun Ha, the largest Mayan temple in Belize.

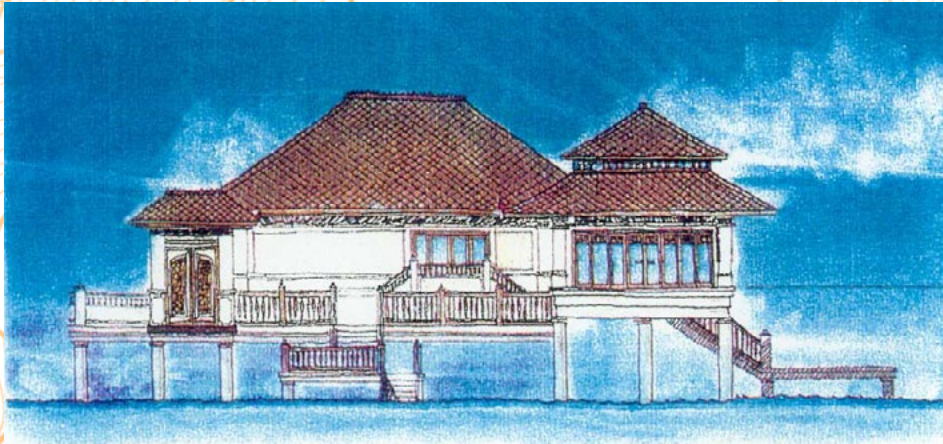
UNIQUE BELIZEAN LOCATION

The Mayan Plantation land is believed to have some of the rarest archaeological sites attracting many tourists.

ENGLISH SPEAKING COUNTRY

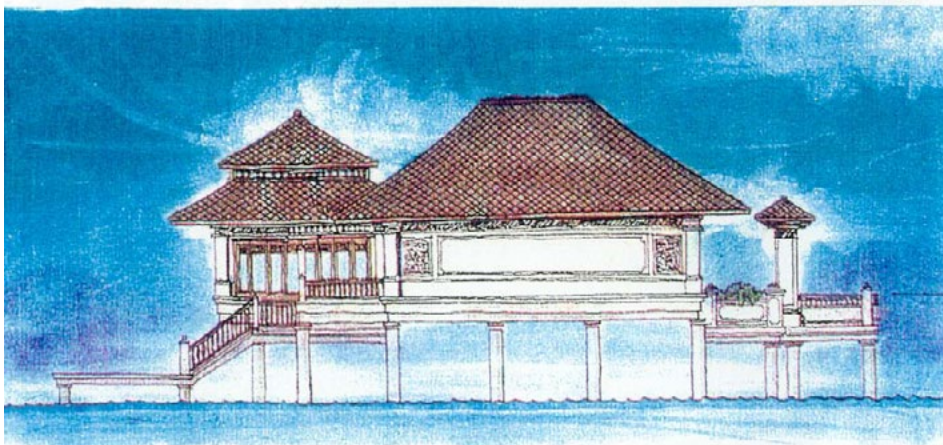
Belize is the only English speaking, English Common Law country in Central America

*Owner and Chaney, Brooks & Company LLC dba Cushman & Wakefield ChaneyBrooks and its affiliates do not provide tax, legal or accounting advice. This material was prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. Please consult your own tax, legal and accounting advisors before engaging in any transaction.



ENTRY PAVILION SLEEPING PAVILION LIVING / DINING PAVILION

EAST ELEVATION



LIVING / DINING PAVILION SLEEPING PAVILION ENTRY PAVILION

WEST ELEVATION

Potential Tax Benefits*

Taxes in Belize are incredibly low. There are no capital gains taxes, and property taxes are assessed at just 1-1.5% of the unimproved value of the land. Income tax is charged at a flat rate of 25% for both individuals and companies, although the first \$10,000 is exempt.

Belize is a tax haven in the purest sense, because it provides a simple incorporation process for offshore companies, which do not pay taxes on earnings from abroad.

*Owner and Chaney, Brooks & Company LLC dba Cushman & Wakefield ChaneyBrooks and its affiliates do not provide tax, legal or accounting advice. This material was prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. Please consult your own tax, legal and accounting advisors before engaging in any transaction.

Belize

Life in Belize

Belize is Mother Nature's best-kept secret and a true tropical paradise. Belize offers an abundance of natural beauty and countless activities both on land and in the water, promising endless fun and new experiences.

Expat Life in Belize

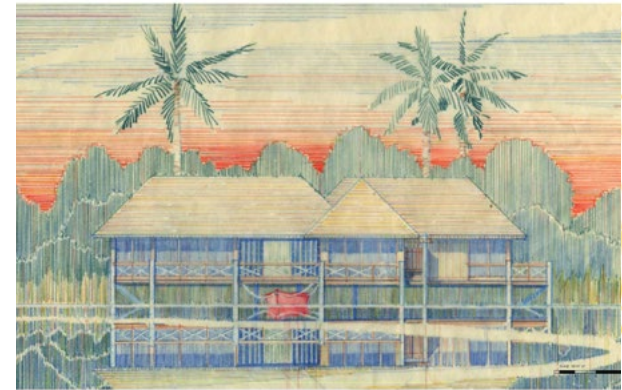
While there are some challenges to living in Belize, the benefits far outweigh them. Belize is renowned as one of the best places to retire, thanks to its favorable conditions and high quality of life.

History of Belize

Belize is a formerly British Colony called British Honduras and remains part of the British Commonwealth. That means English is the national language, the laws are based on British Common Law and the Head of State is the King of England.

The Pros of Living in Belize

- **Qualified Retired Persons (QRP) Program:** Belize offers a special program for retirees over 45 with a monthly income of \$2,000+, providing numerous tax benefits and the freedom to live in Belize year-round.
- **Tax Advantages*:** Residents under the QRP program may enjoy significant tax exemptions, including the first \$10,000 earned being tax-free, and potential complete tax avoidance through Belizean International Business Corporations (IBCs).
- **Affordable Living Costs:** Living in Belize is economical, with affordable household services, medical expenses, food, and housing. A three-bedroom house could be purchased for around \$20,000 or rented for about \$200 per month.
- **English as the National Language:** English is the official language, simplifying communication and integration. Schools, media, and daily interactions are all conducted in English.
- **Health Benefits:** Belize's clean air, fresh fruits and vegetables, and high-quality meats contribute to a healthy lifestyle. The tropical climate and natural beauty reduce stress and promote well-being.
- **Abundant Activities:** Belize offers a wealth of activities, from canoeing and snorkeling to historical tours and beach walks.

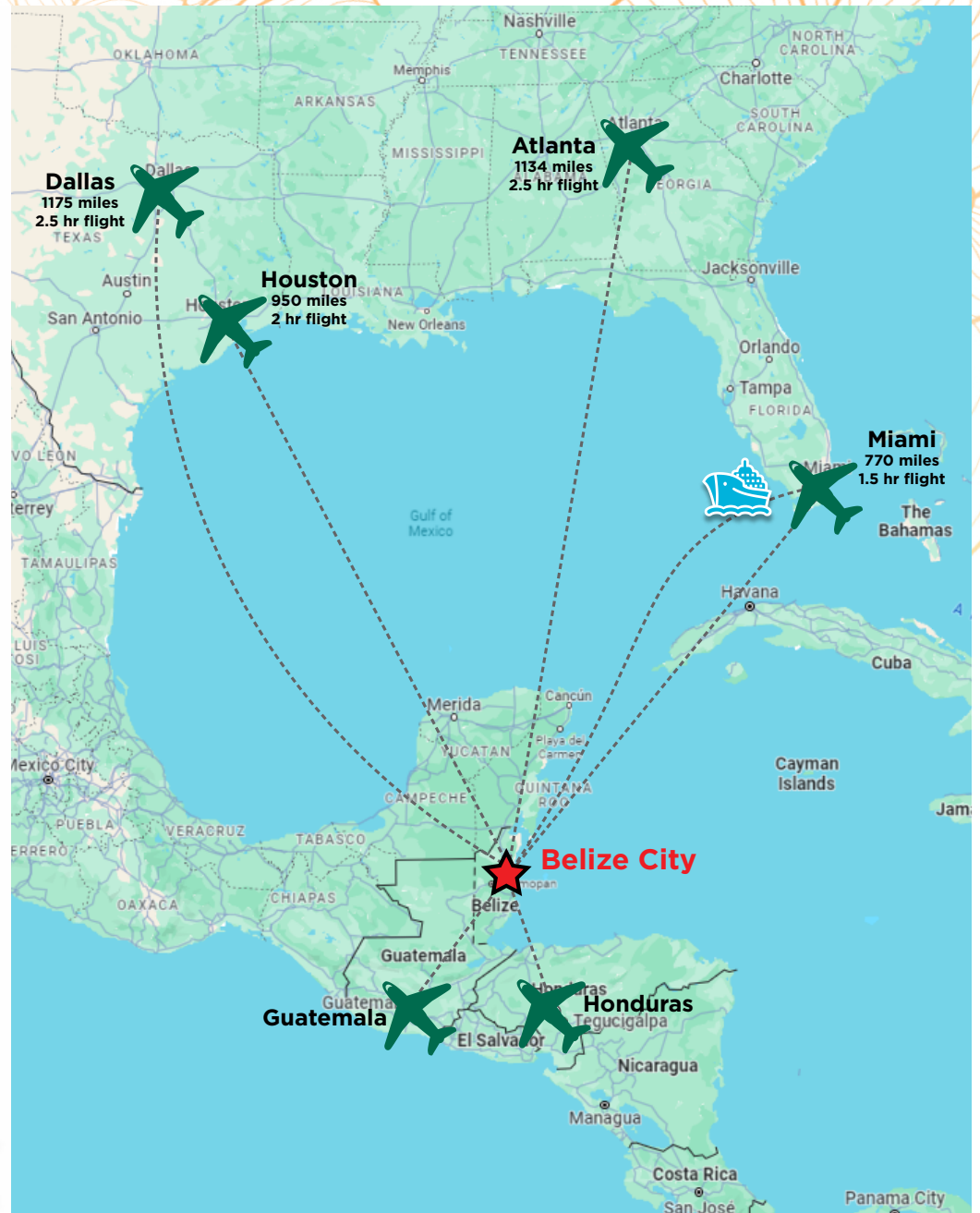


Experience the wonders of Belize, where life is not just lived but cherished every day.

*Owner and Chaney, Brooks & Company LLC dba Cushman & Wakefield ChaneyBrooks and its affiliates do not provide tax, legal or accounting advice. This material was prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. Please consult your own tax, legal and accounting advisors before engaging in any transaction.



REGIONAL RELATIONSHIP
MAYAN PLANTATION
 BELIZE CITY DISTRICT, BELIZE





JOSEPH T. HAAS (PB)

Managing Director

+1 808 864 6464

jhaas@chaneybrooks.com



**CUSHMAN &
WAKEFIELD**

ChaneyBrooks

1440 Kapiolani Blvd., Ste 1010

Honolulu, HI 96814 | USA

Main +1 808 544 1600

Fax +1 808 544 9574

©2024 CUSHMAN & WAKEFIELD CHANEYBROOKS. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.