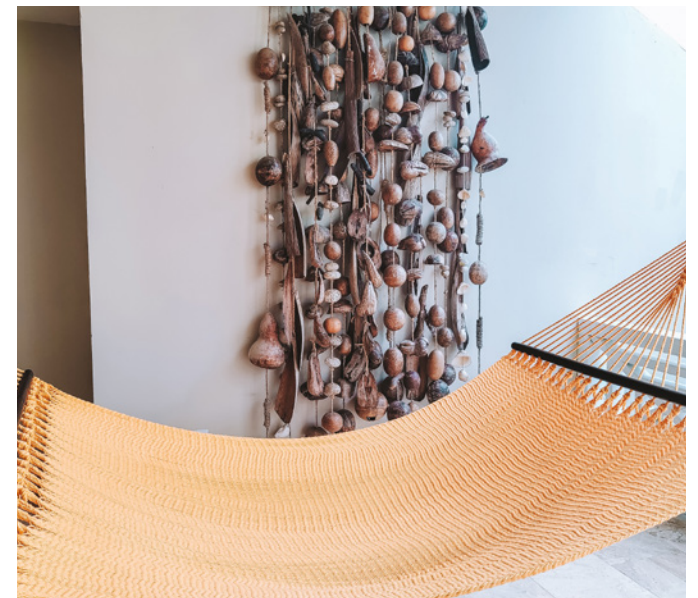




# JAGUAR REEF VILLAGE

by The Belize Collection









# WELCOME TO BELIZE

Belize is a captivating country renowned for its breathtaking natural beauty, rich cultural heritage, and diverse ecosystems. With its Caribbean coastline to the east and lush rainforests to the west, Belize presents an enchanting blend of coastal wonder and terrestrial magnificence.

Jaguar Reef Village is located along the southern coast of Belize, the charming village of Hopkins offers a tranquil escape into a world where vibrant Garifuna culture, golden beaches, and lush tropical landscapes seamlessly intertwine. This coastal gem, located in southern Belize is a haven for those seeking an authentic and laid-back Caribbean experience.

Whether you're savoring delectable Garifuna dishes, partaking in traditional drumming circles, basking in the sun on the beach, or exploring the captivating landscapes, this charming village invites you to embrace the tranquility and authenticity that define its essence.





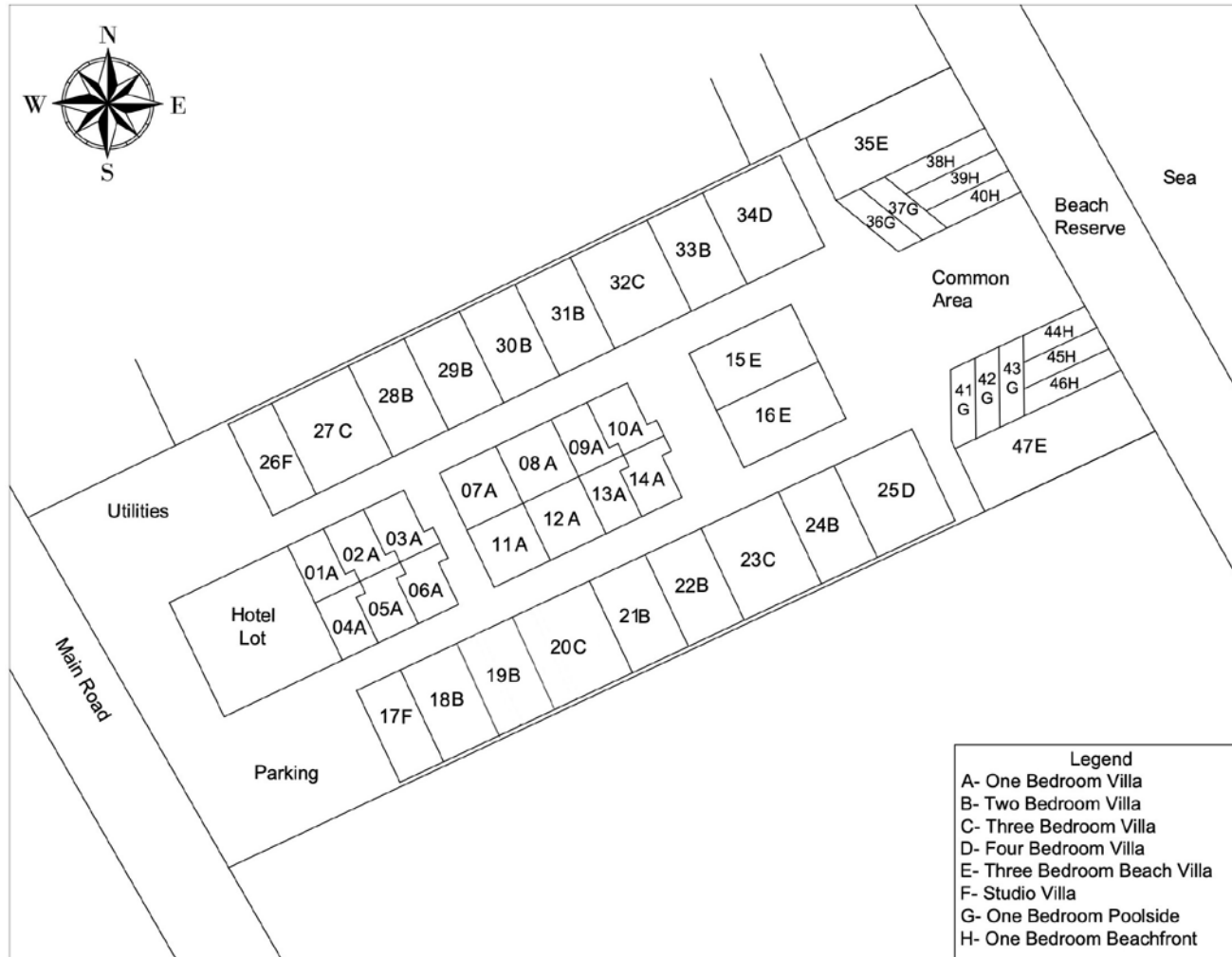
## JAGUAR REEF VILLAGE

Jaguar Reef Village spans five acres of prime beachfront, strategically situated between Hopkins Village and the Lodge at Jaguar Reef. Just a short distance – about 3/4 of a mile from the lodge and a few hundred yards south of Hopkins – this development offers a distinctive residential experience on the beach. The development features a range of private villas, varying from 1 to 4 bedrooms. These villas offer a modern tropical design, characterized by an open-concept layout and spacious private courtyards complete with large pools. To provide you with a clearer understanding of our vision, we've included the floor plans and renders showcasing our design concepts and finishes.

At the heart of the development stands a central hotel building, housing approximately 16 thoughtfully designed rooms. This hub of comfort will be complemented by a dining room offering delectable cuisine, an inviting bar for relaxation, and a swimming pool. Extending from the waterfront, a purposefully constructed dock will stretch out, enhancing the accessibility for boating and swimming in the embrace of the Caribbean Sea. To ensure a secure and hospitable environment, the property will be enclosed with gated access from the main road. Welcoming every guest, the lobby will serve as a concierge and check-in area, offering an introduction to the exceptional experience that awaits within.

## Site Plan

The site plan offers a variety of one bedroom options that are still available in Phase 1.





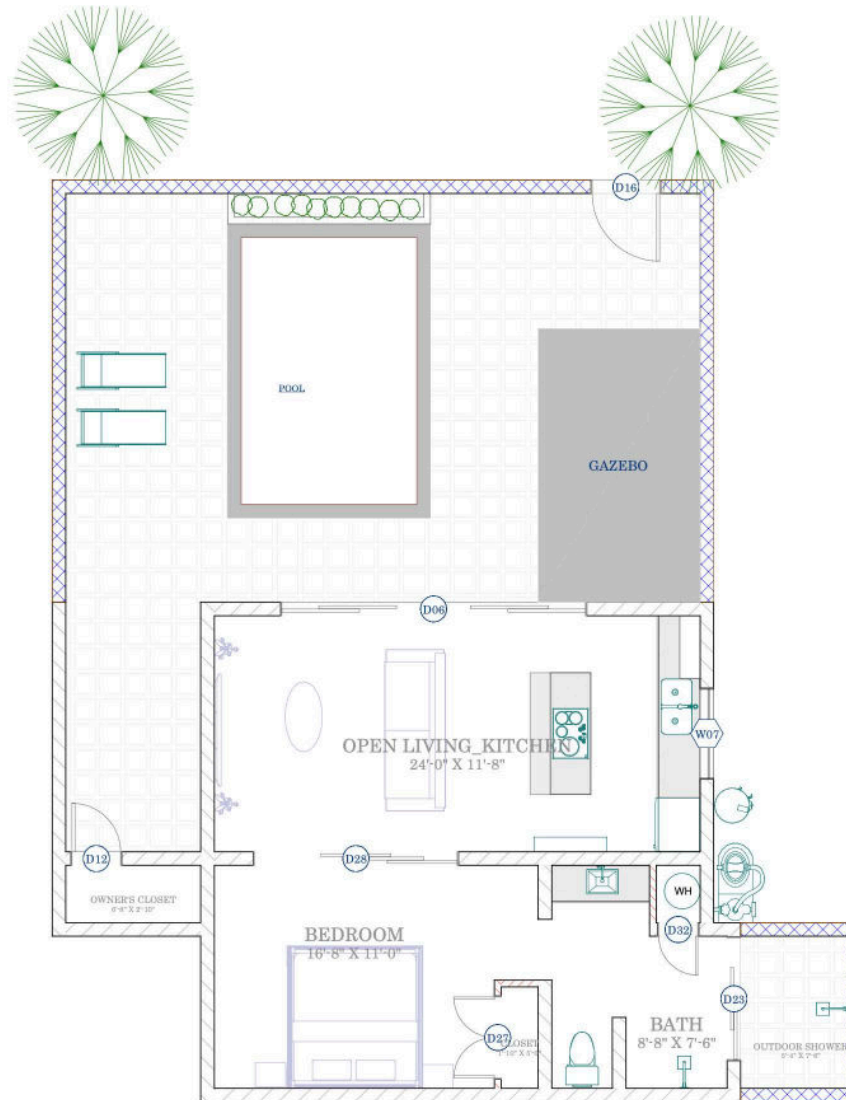




## One Bedroom Villa – Type 1

Lots 1A, 2A, 3A, 4A, 5A, 6A,  
9A, 10A, 13A, 14A

Price: US\$299,000 –  
US\$328,200

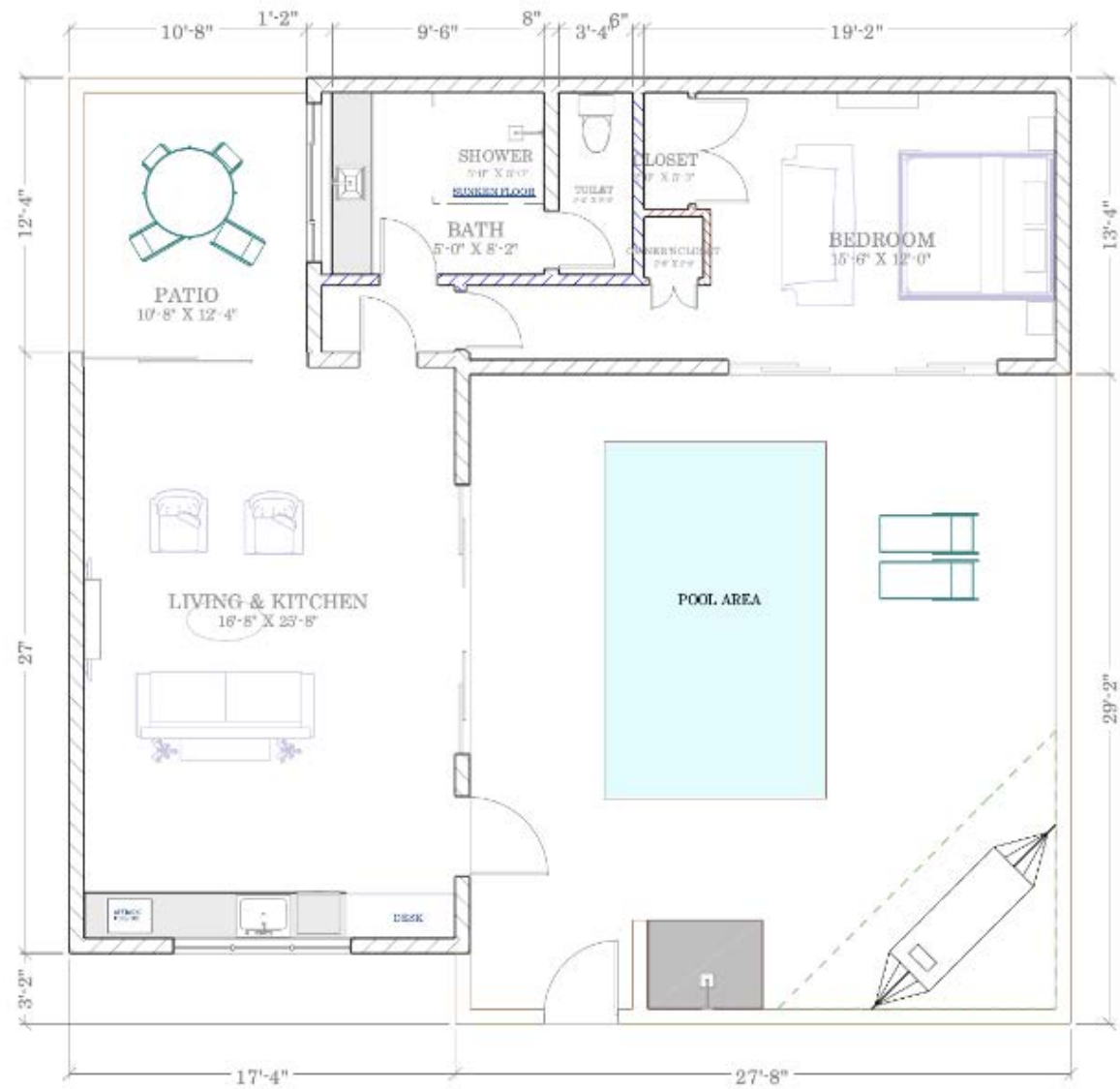




## One Bedroom Villa – Type 2

Lot 7A, 8A, 11A, 12A

Price: US\$324,000



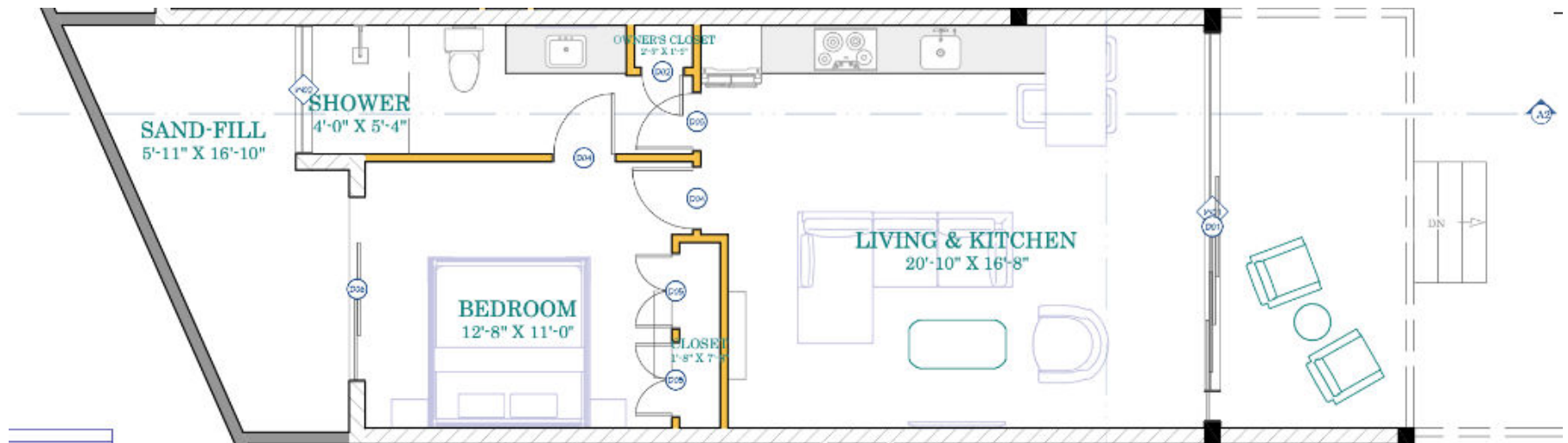
## Beachfront / Pool Front One Bedroom Villas

Beachfront Lots – 38H, 39H, 40H, 44H, 45H, 46H

Price: US\$398,000

Pool front lots – 37G, 38G, 41G, 42G, 43G

Price: US\$335,000

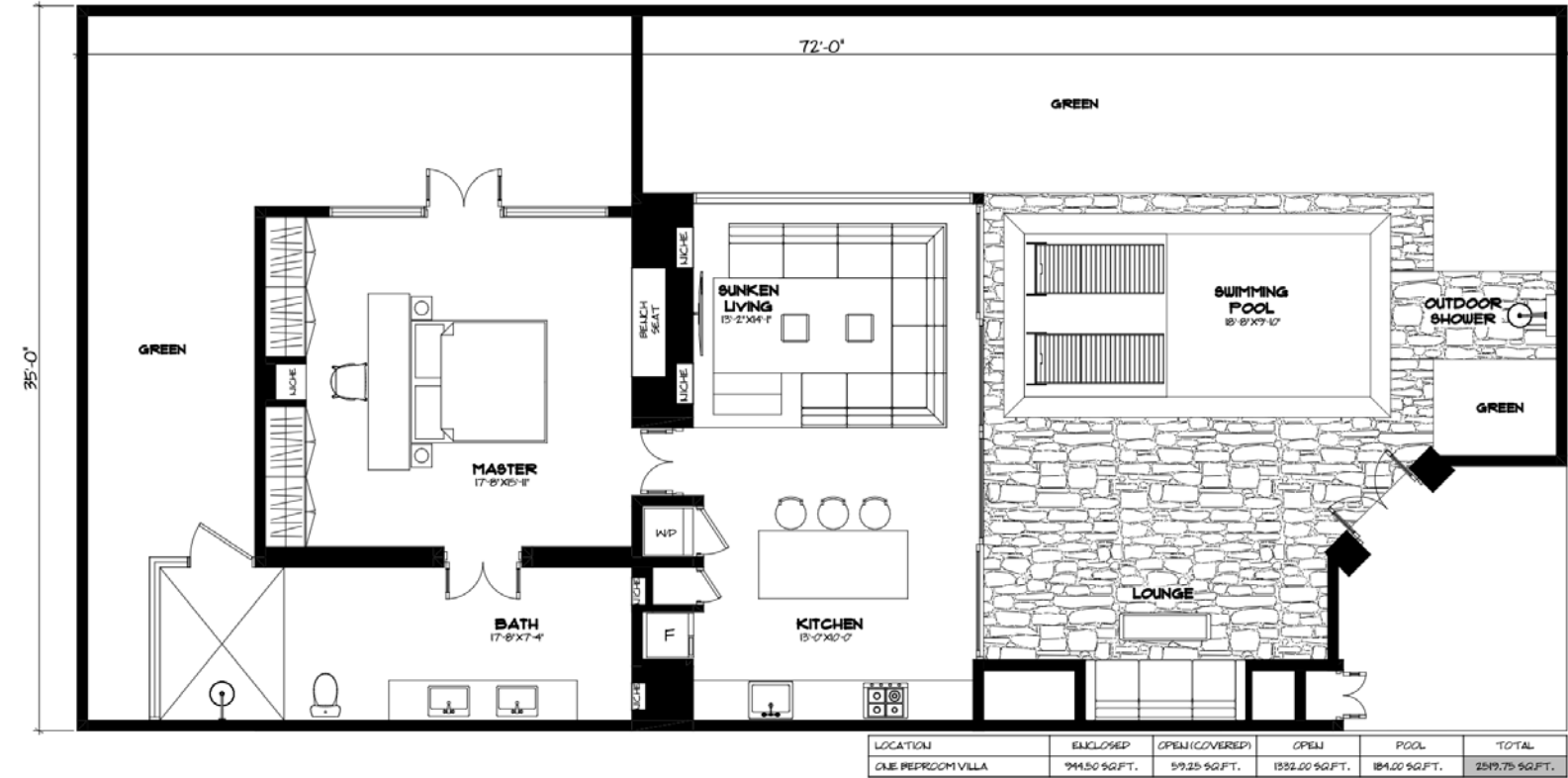




One Bedroom  
Courtyard Villa

Lots 17F & 26F

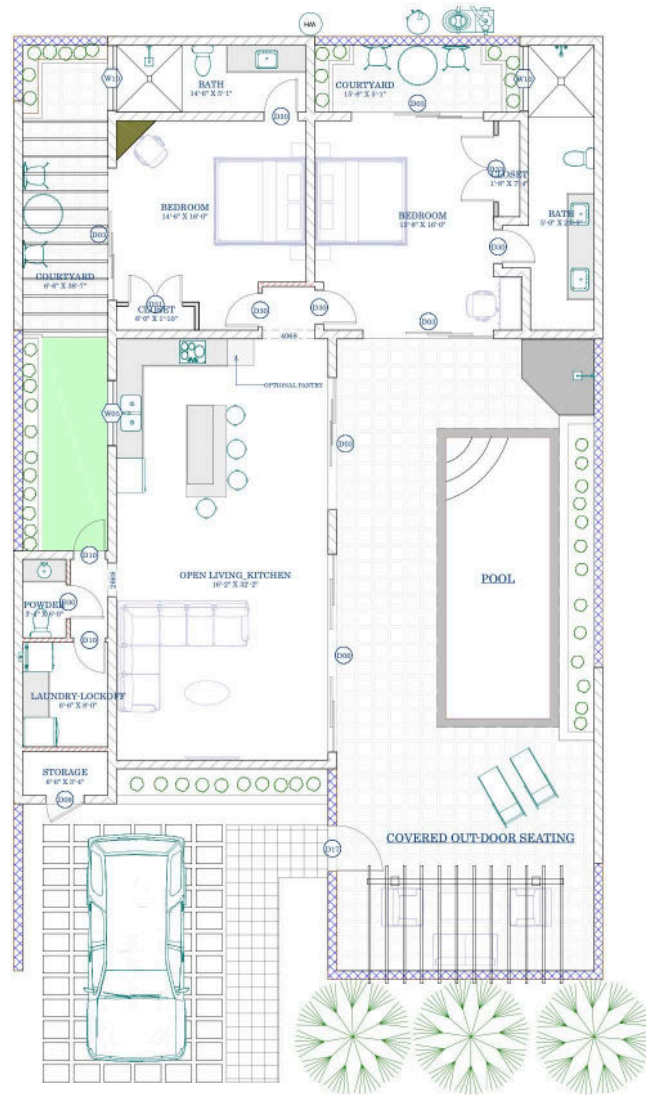
Price: US\$392,500



## Two Bedroom Courtyard Villa

Lots 18B, 19B, 21B, 22B, 24B, 28B, 29B, 31B, 33B

Price: US\$456,000 – US\$576,000





# Three Bedroom Courtyard Villa

Lots 20C, 23C, 25D, 27C, 32C, 34D

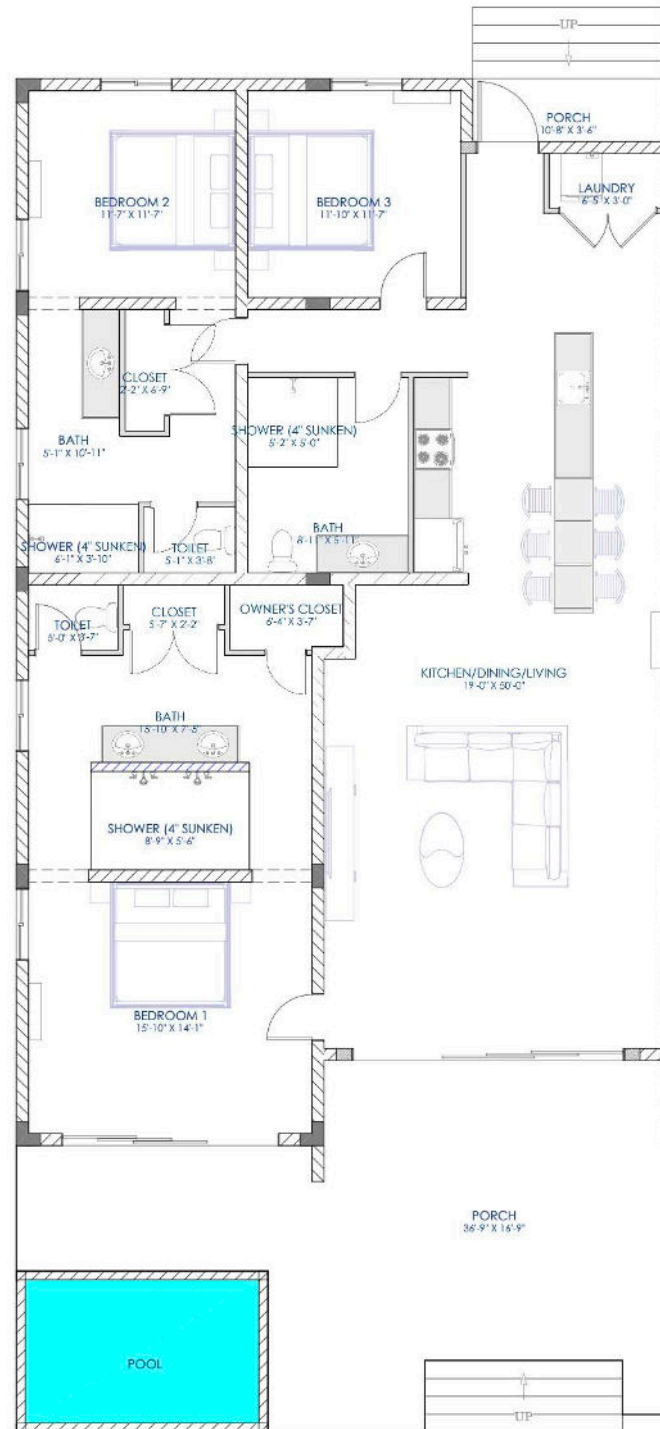
Price: US\$572,500 – US\$625,000



# Beachfront / Beachview Three Bedroom Villa

Lots 15E, 16E, 35E, 47E

Price: US\$675,000 - US  
\$950,000





Site Plan



## Construction Updates

This development is being carried out in three phases. Phase 1 began construction in January 2024. This initial phase includes the construction of the following:

- 32 villas ranging from 1 – 3 bedrooms, community swimming pool, pool bar, dock bar and restaurant, and wastewater treatment facility.
- Total construction time for phase one will be 24 months.
- The second phase will begin after the first. There will be a privacy fence installed between phase one and phase two.

## Financing Option

- Seller financing is available for this development up to 40% of the purchase price at 7% annual interest on a 15 year amortization and a 3 year term.

## Rental Details

- Rental of the villas is available through our management company The Belize Collection. The onsite management is provided by Jaguar Reef Village. It's not possible to rent the units independently from our operation as we want to maintain consistency of our product offering in terms of product quality, packages offered, and pricing. There is a legal restriction as well, the Belize Tourism Board will only give out one hotel license per property, so all 47 villas on this property must operate under the same hotel license.
- The split is 50% (owner)/ 50% (resort) on all generated rental revenue, net of third-party commissions.
- Based on the historical rental performance of comparable unit categories at The Lodge at Jaguar Reef, we anticipate the ROI for these villas will run around 5.5% - 8%, depending on your villa of choice. The annual occupancy rate for the current The Lodge at Jaguar Reef hotel units' averages about 70% - 75%. Proformas for each villa type can be provided upon request.
- Owners have the option to enter and exit the rental pool as they please. The only stipulation is that any unblocked room nights that are booked need to be honored. We cannot kick booked guests or cancel existing reservations for the owner's use.
- HOA dues are a rate of US\$200.00 per month assigned to villas enrolled in the rental pool, while those outside it bear a fee of US\$400.00 per month.

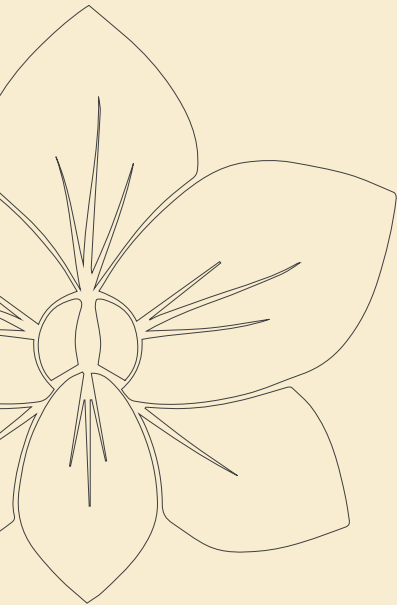




## THE BELIZE COLLECTION

We are a locally owned management company that offers a handpicked selection of beachfront resorts, jungle lodges, villas, and residences. Our mission goes beyond providing accommodations – we're here to connect you with the heart and soul of Belize. Discover unique experiences and activities that showcase the best of Belize's most desired destinations, all within The Belize Collection.

Embark on a journey towards a new life. To learn more about our prime real estate beach seclusion contact: [info@livenaturallybelize.com](mailto:info@livenaturallybelize.com).







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by The Belize Collection



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