ECO RESORT FOR SALE - BELIZE

Presented By:
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Cotton Tree Lodge
Punta Gorda, Belize

PROPERTY SPECIFICATIONS AND AMENITIES

Property Type: Resort

Land Size: 100 Acres

Sale Price: $1,250,000.00

Location: Cotton Tree Lodge lies on a 100-acre parcel of land along the Moho River approximately 15 miles West of Punta Gorda, Belize.

The riverfront 20 acres of land is developed for Cotton Tree Lodge and includes the 4000 square foot Main Lodge with the resort reception, restaurant, bar, gift shop, guest bathrooms, staff dining and office. Guest areas also include a riverside bar, floating dock and a gazebo. There are 11 fully-furnished guest Cabanas along the river and a Garden Vista House containing 5 guest rooms with the top floor used as a yoga/retreat studio. The 3,072 sq ft Manager's Home is being sold with the property, which has 3 stories, 4 bedrooms and 3.5 bathrooms. The 3rd floor has 2 decks overlooking the hills and rainforest below. There are various outbuildings and staff housing on the property. Walkways connect the main lodge to the river bar and dock, guest cabanas, garden vista house, managers home, organic garden and farm.
Cotton Tree Lodge
Punta Gorda, Belize

FINANCIAL INFORMATION

Price of resort has been reduced significantly to below appraised value of property and buildings. Extensive photos and eco-experience tours from Cotton Tree Lodge can be viewed www.cottontreelodge.com. This resort is best suited for an owner operator willing to live on site. The owners are open to seller financing with a non-refundable down payment.

The resort is governed by the country of Belize and more information about their laws can be found here: http://www.belize.gov.bz/

ABOUT BELIZE

Tourist arrivals to Belize are heavily increasing with a 43% jump since the year 2000 and a 29% increase between 2010-2015. Approximately 95% of arrivals into Belize are for leisure travel and with new non-stop flights from the US and Canada, it makes for an easy vacation destination. Tourists love the area because of its white beaches, world class diving/snorkeling/fishing and it is a laid back, safe, English speaking country.

Hotel groups and developers are choosing to expand their footprint into Belize such as Leonardo Dicaprio’s sustainable luxury Blackadore Caye resort, Hilton announcing the opening of the largest hotel in Belize, and a Mexican luxury hotel development group recently purchasing a 265 acre island for development. These are just a few examples showing that Belize may be the next “hot spot” for tourism.
Cabanas

400 sq. ft. cabanas set along the scenic riverbanks with private balcony and hammock. Each cabana has its own private bathroom and hot water provided by on demand gas powered water heater.
Guests enjoy meals prepared with 30% of food harvested from Cotton Tree’s own organic garden, boat cruises, kayaking, snorkel tours, swimming from floating dock and relaxing at the riverside bar.
Manager’s Home & Garden Vista House

The 3 story Manager’s Home features 4 bedrooms and 3.5 bathrooms with 2 of the bedrooms having separate entrances and private bathrooms. The 3 story Garden Vista House is set up for groups or large families with a third level open space for yoga or meditation.