

Lina Point Overwater Resort

Ambergris Caye, Belize · Freehold acquisition overview for qualified buyers

\$2,100,000 USD

(~\$1,995,000 cash) · Turnkey freehold overwater resort on Ambergris Caye

What the \$2.1M includes

- 9 hotel keys (operating hotel inventory)
- The Mayan restaurant/bar venue at the property
- Docks, pool bar, and sandbar amenities
- Cabana **management rights only** (30%) — not cabana deeds

Sold separately (not in the \$2.1M)

- Individual cabana deeds — from ~\$400,000
- Three development lots — from ~\$100,000

Why this asset

Lina Point sits minutes from San Pedro Airport, just across the San Pedro bridge, with walkable access to restaurants, bars, and town amenities — a rare freehold overwater resort footprint on Ambergris Caye with hotel keys plus adjacent cabana/lot upside sold on separate tickets.

Next steps

- Reply or WhatsApp to schedule a call / site visit logistics
- NDA + data room for surveys, title, financials (formal diligence)
- Offer structure: list \$2.1M / ~\$1.995M cash

Contact: sales@overwater.com · WhatsApp/phone +1 (813) 850-5899 · <https://overwater.com/resort>

Maps and plans in this pack are for orientation only. They are not a substitute for current certified surveys, title commitments, or legal boundary descriptions delivered in diligence.

Location — San Pedro / Ambergris Caye

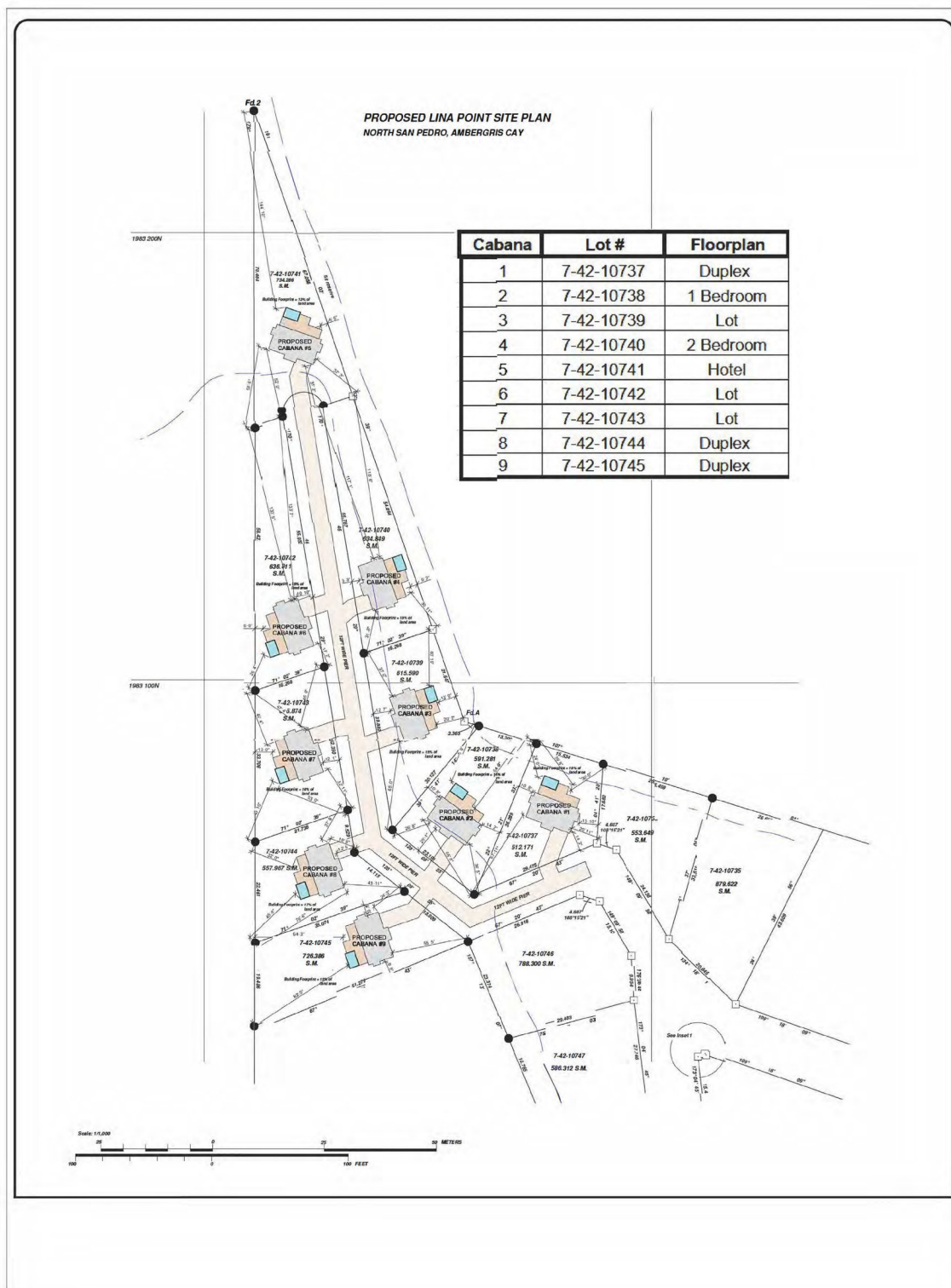
North San Pedro, just across the bridge from town; minutes from the airstrip.



Illustrative locator map (not to scale).

Proposed site plan — pier, cabanas & lots

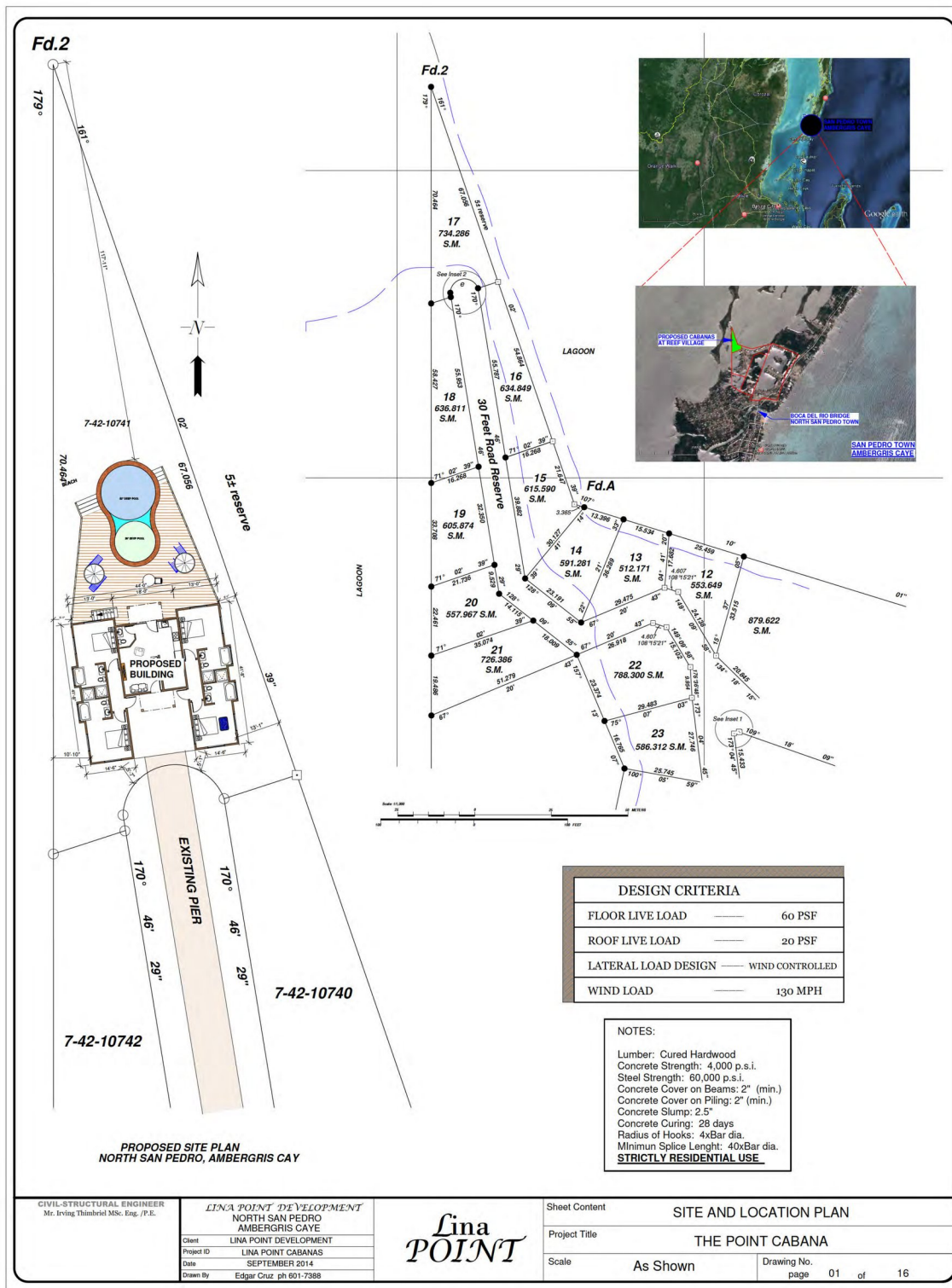
Cabana positions on the pier system with parcel IDs (7-42-10737 series) and approximate areas. Cabana deeds and development lots are sold separately from the hotel/resort package.



Proposed Lina Point site plan — illustrative for buyer orientation.

Site & location plan (engineering drawing)

2014 site and location plan showing subdivision context (lots 12–23), pier orientation, and engineering criteria notes. Formal current surveys and title docs are provided under NDA in the data room.



Historical engineering site/location plan — orientation only.

© Lina Point / Overwater · For qualified inquirers only · Do not redistribute without permission.