



# SALES PACKET

THE VILLAS AT COCOPLUM | A 5 - STAR LUXURY CARIBBEAN BEACHFRONT  
CONDOMINIUM RESORT IN PLACENCIA, BELIZE.



## MASTER-PLANNED FIVE-STAR LUXURY CARIBBEAN BEACHFRONT CONDOMINIUM RESORT

- The Villas at Cocoplum is a 5-star luxury Caribbean beachfront condominium resort designed by an award-winning architecture firm based in Atlanta, Georgia (Gary Coursey & Associates).
- The parcel comprises 11.4 acres and 500 feet of beautiful Caribbean beach.
- Amenities include a Caribbean pier, beachfront infinity-edge pool, outdoor grill area, and volleyball court.
- 17 existing condominiums are managed by one dedicated team.
- The location offers view of Victoria's Peak and the Belize Barrier Reef with False Caye (an island with excellent snorkeling) .75 miles from The Villas at Cocoplum.

## EXCLUSIVE COMMUNITY

The Villas at Cocoplum is the sole condominium project allowed in the 224-acre Naia Resort & Residences. This gated community provides privacy and exclusivity not found elsewhere on the Placencia Peninsula. The Villa buildings are not visible from the main road due to height restrictions.

## CONVENIENT LOCATION WITH ACCESS TO AMENITIES

The Villas at Cocoplum is located next to Naia Resort and Residences and Sirenian Bay Resort. Amenities include 4 restaurants, a mini-golf center, pickleball, tennis, a rooftop martini bar, a wine tasting room, 2 fitness centers, 2 spas, and a 9-hole golf course (in development) just 5 minutes away. Our location could not be better!

THE VILLAS AT COCOPLUM



## BELIZE IS A BOOMING CARIBBEAN DESTINATION

- "Belize is a hot Caribbean destination for U.S.-based travelers" - Robb Report.
- Tropical paradise reminiscent of Key West in the 1950's. Fun, charming, and full of opportunities.
- Politically stable, English-speaking, a tax haven, and geographically stunning.
- Belize was a Candidate for the 2020 Conde Nast Traveler "Destination of the Year."
- "Vacation Home Market in Belize Booms" - Yahoo Finance reported on October 7, 2021.

## BELIZE - A DESTINATION FILLED WITH RELAXATION AND ADVENTURE

- Beautiful scenery and the World's 2nd largest Barrier Reef.
- Pristine jungles for hiking and crystal-clear water for world-class sailing, diving, and fishing.
- Coconut trees line the stunning Caribbean beaches.
- Friendly locals and exceptional food.
- Tropical year-round weather
- Chocolate, spice, fruit, and shrimp farms.

Life is what you make of it. Belize offers you every opportunity to make it spectacular. Zipline through the jungle, relax on the beach, island hop, pound on a Garifuna drum, and dive beneath the sea. You will enjoy every moment here in Belize.

## THE GREAT BLUE HOLE | WORLD HERITAGE SITE



## BENEFITS

- US currency is widely accepted.
- US electric wall plug compatibility and potable water (Tap water is drinkable in Placencia!).
- British common law and British real estate law.
- Secure and safe – politically, socially, and economically.
- Perfect timing! The real estate market is booming, and tourism is thriving.

## OPPORTUNITIES

- Foreigners receive a fee simple title guaranteed by the Belize Government.
- Minimum taxes on property – typically under \$100 USD annually.
- Extremely low rental income tax – 1.75% of gross rent for a condominium.
- No capital gains tax and no inheritance tax.
- Continuous growth in tourism – more flights, more occupancy, and better ROI.
- Higher returns on investments – growth in tourism leads to an increase in real estate values topped with low taxes.
- Attractive real estate pricing when compared to other Caribbean destinations.

## LIFESTYLE

- Friendly locals greatly appreciate foreigners.
- Geographically stunning with world-class recreational opportunities.
- The best fly-fishing, diving, and sailing destination in the world.
- World's 2nd largest barrier reef (A world heritage site).
- Opportunities for living life to the fullest.
- Ease of residency (no ownership barriers for foreign real estate buyers).
- Least dense country in Central America (Total population: 400,000 people).



The Placencia Peninsula in southern Belize is a 16-mile stretch of sandy beaches with access to the Caribbean Sea, Placencia Lagoon, and the majestic Maya Mountains. Placencia offers beautiful sunsets, tranquility, delicious food, a laid-back lifestyle, and harmonious relations with local people. What a fantastic place to call home!

The Placencia Village is an authentic section of town with local flare, a variety of restaurants, beach bars, art galleries, and dive shops.

Once on the peninsula you can get to a village (Seine Bight) which offers a glimpse into the Garifuna culture and cuisine. Transportation options include renting a car or golf cart, biking, taking the local bus, or grabbing a taxi.

Wondering what to do here? There's plenty! Activities in or around The Villas at Cocoplum & The Placencia Peninsula include:

- Snorkeling, diving, and dive certification
- Many types of fishing
- Kayaking and stand-up paddle boarding
- Road biking
- Visiting the Mayan ruins
- Visit Cockscomb Basin Forest Reserve
- Take a Monkey River or manatee tour
- Cave tubing and ziplining
- Massage and spa treatment
- Visit a spice or chocolate farm
- Hike Victoria's Peak (The tallest Mountain in Belize)
- Drive the scenic Hummingbird Highway
- Play a round of golf with your family
- Taste test Hobbs beer versus Belikin beer
- Dive or snorkel with whale sharks
- Visit King Lewey's Island
- Rent a car and explore the beauty of the peninsula

## PLACENCIA | BEST BEACHES IN BELIZE



**EXCLUSIVE LOCATION:** The Villas at Cocoplum is the only condominium development allowed inside the 224-acre Naia Resort & Residences community (formerly Cocoplum).

**LUXURIOUS AMENITIES:** Amenities include 1 mile of pristine beach, several miles of roads ideal for jogging/biking, a 24/7 gated entrance, underground utilities, low-density community (over 50% green space), a planned marina, helicopter landing pad, nature trails, high-speed fiber optic internet, multiple lakes, and full-time security throughout the property.

**MAIN RESORT BUILDING:** The main resort building at The Villas at Cocoplum will offer a reception, concierge, business center, bar, restaurant, gym, yoga center, e-bikes, electric jeeps, and a large main pool with other amenities to be added in 2024.

**OWNERSHIP AND MANAGEMENT:** All Villas are managed and rented by a professional management team. Owners can occupy their condos as long as they like and participation in the rental program is voluntary.

**FURNISHINGS:** All buildings have contemporary furniture packages included in the purchase price. Ownership is turnkey. Owners can decorate their Villas to their personal standards for an additional cost.

**GOLF COURSE:** A golf course is set to open within a 5-minute boat ride across the lagoon from The Villas at Cocoplum.



SITE PLAN | THE VILLAS AT COCOPLOM



SITE PLAN | INSIDE NAIA & RESIDENCES



## PENTHOUSE



**Bedrooms:** 4  
**Bathrooms:** 3.5`  
**Total Sqft:** 3,862

## 3-BEDROOM



**Bedrooms:** 3  
**Bathrooms:** 2  
**Total Sqft:** 1,657

**ARE THESE WHOLE-OWNERSHIP PURCHASES?**

Yes, The Villas at Cocoplum is a whole-ownership and fee-simple title transaction. As a owner of real estate in Belize, you will hold a full deed and title.

**IS THERE A RENTAL PROGRAM? IF SO, HOW DOES IT WORK?**

Yes. The Villas at Cocoplum offers a rental program where you will receive 50% of the net revenues. Other high-end resort communities in Placencia enjoy exceptional high occupancy rates.

**IS FINANCING AVAILABLE?**

Belize is a cash market. Local banks do not sell mortgages. USA banks will not issue loans for Belize property since the market is too small to justify the large overhead expense. Some elect to take out home equity lines of credit on other properties in North America. We are working on developer funded financing.

**WHAT TYPE OF INSURANCE WILL I NEED?**

You should plan to purchase insurance on the personal property contents of your condominium including furniture and art. Your condominium is insured through the homeowners association group insurance policy for structural, flood, and other natural disasters.

**WHAT ARE THE CLOSING COSTS?**

The buyer pays the Government of Belize a registration fee called "stamp duty" on the sale of real property, from which the first \$10,000 (USD) is exempt. This "stamp duty" is equal to 8% of the property value, which is normally the purchase price. When a property is sold furnished, the value of the personal property (furniture, appliances, art, etc.) is deducted from the value of the property, resulting in a reduced amount on which the stamp duty is based. This is a cost-saving tool that we utilize for the benefit of our clients to save them a few dollars (every penny counts!).

Condominiums are fully furnished and ready for immediate occupancy. The buyer pays 100% of the closing costs. These fees typically include title search, escrow, title certificate, registration, payments of taxes, and government fees / disbursements. Some buyers utilize a Belizean attorney for the closing. We have negotiated rates with law firms within our sphere of influence for only one percent (1%) of the purchase price, most charge 2%. We also utilize the services of a successful closing company in lieu of attorney, which will close real estate transactions for a fixed fee of \$4,000 (USD). There are no additional fees.

**MAY I SELL MY PROPERTY AT ANY TIME?**

Yes, there are no restrictions on the resale of your Villa.

**ARE THE VILLAS AVAILABLE NOW, OR IS THIS A PRE-CONSTRUCTION OFFERING?**

Both! We offer completed Villas available for purchase and we accept contracts on pre-construction Villas.



**CONSTRUCTION BUILDING #1 | GROUND VIEW**



**CONSTRUCTION | CARIBBEAN SEA VIEW**

