

# Carmelita Gardens

A Sustainable Riverfront Community in Belize

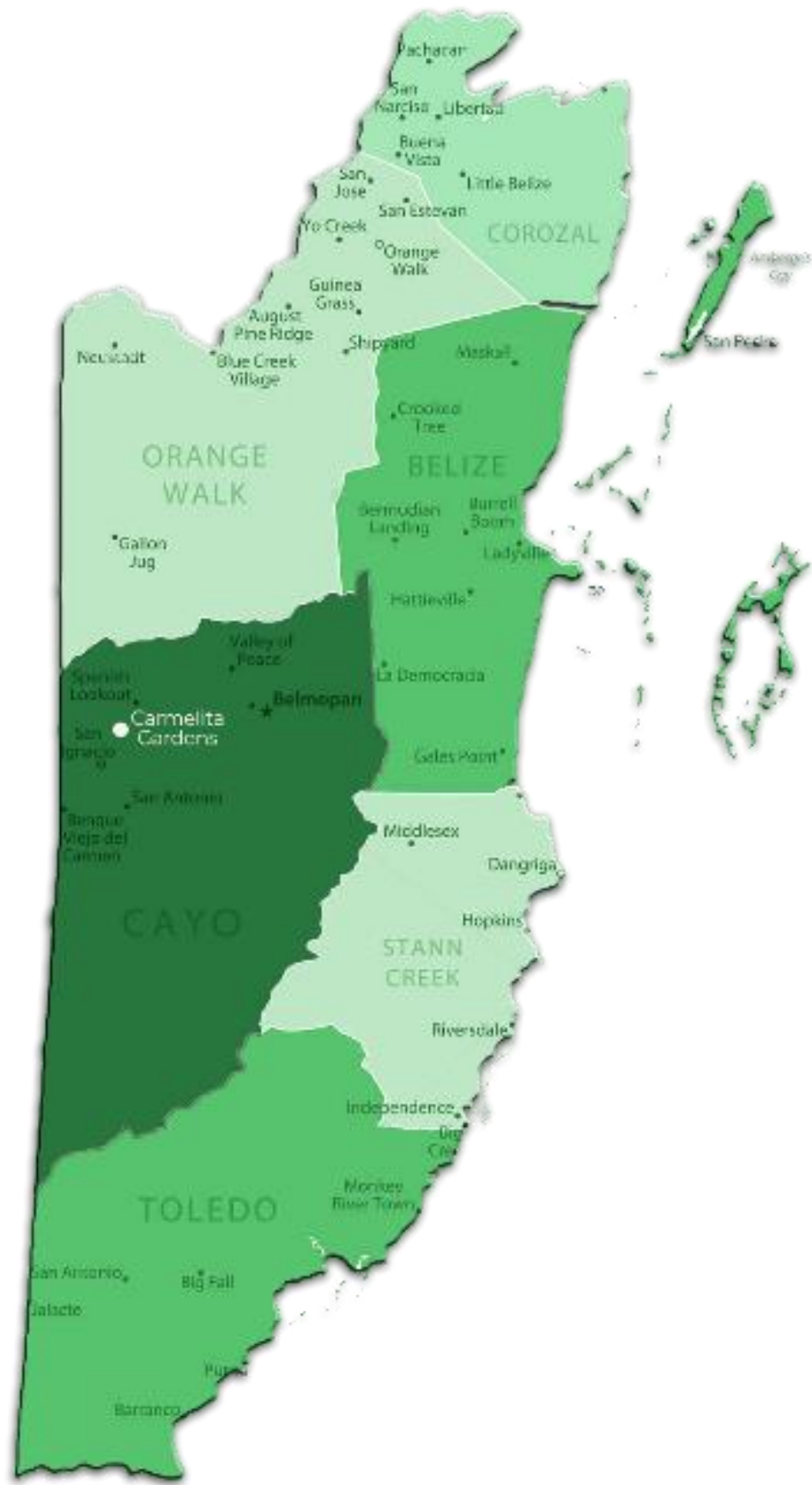


Presented by Phil Hahn  
Town Founder & Developer

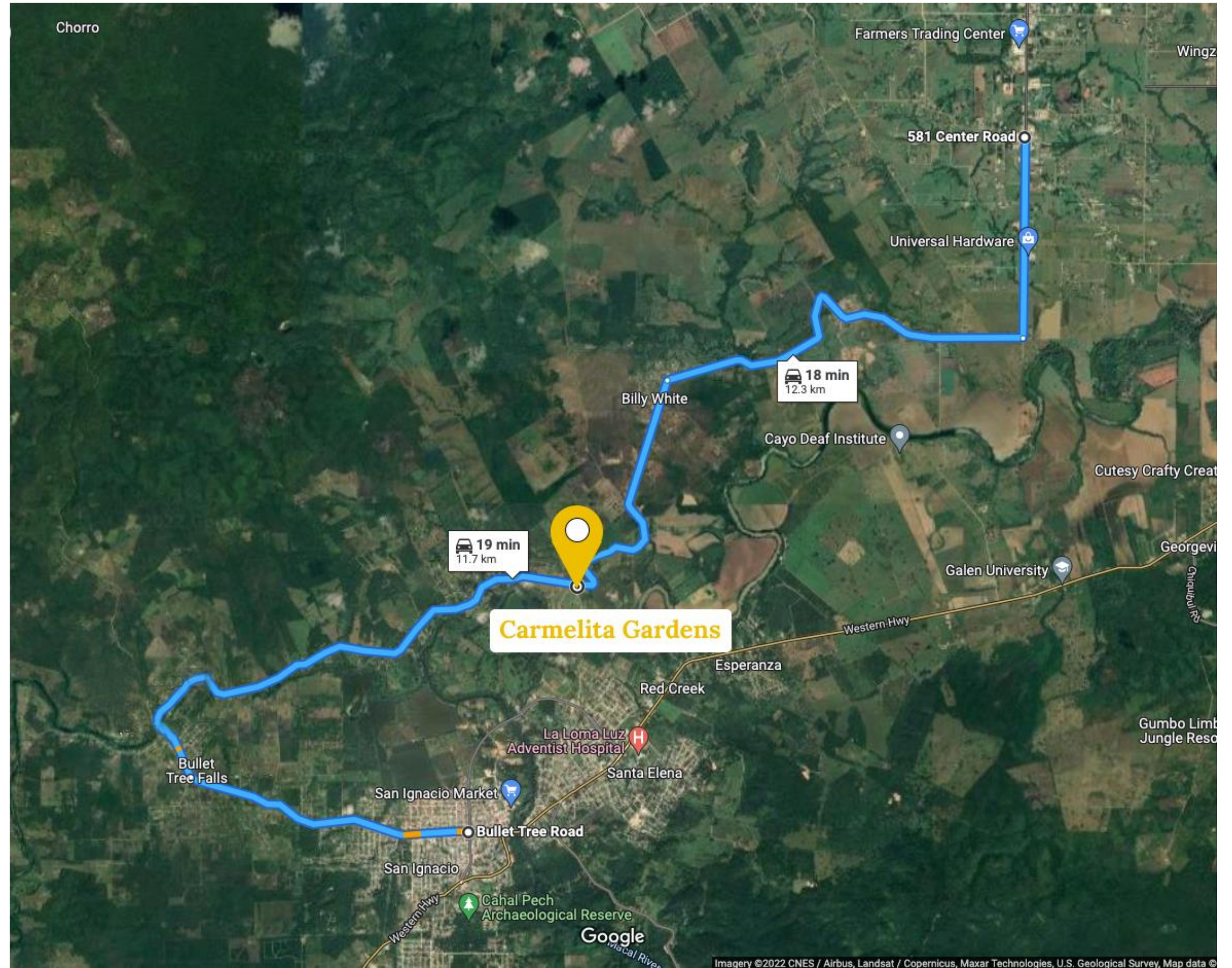








San Ignacio is the hub of the Cayo District



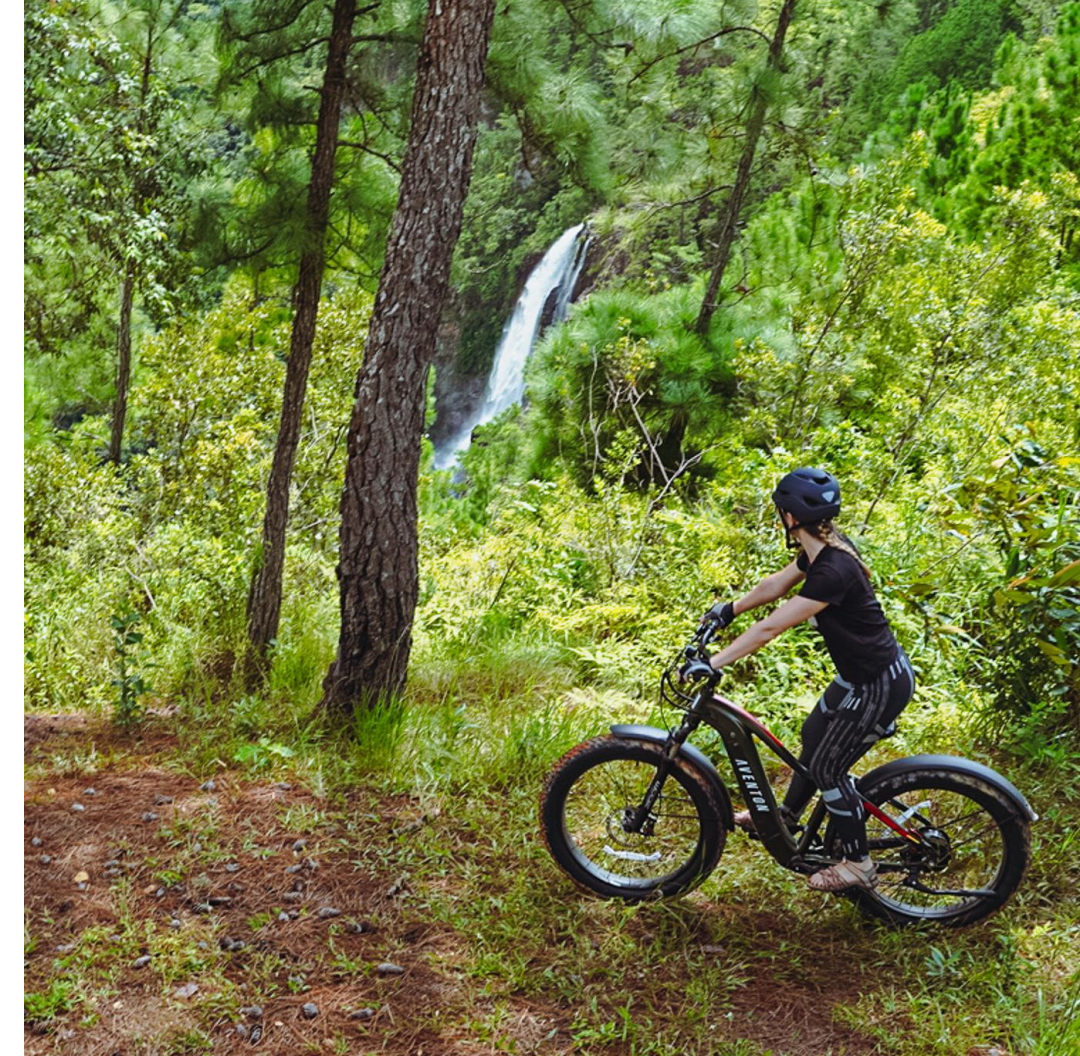
Spanish Lookout is a Mennonite Community and the hub of commerce in Belize



# Cayo

## Largest District

- World Class Eco-tourism
- The Heartland of Belize
- Industrious and Laid-back
- The Breadbasket of the Caribbean







# Spanish Lookout

Mennonite Community



- Grocery Stores & Restaurants
- Gas Stations & Auto Shops
- Building & Hardware Suppliers
- Agricultural & Light Industry
- Health Food Stores





# San Ignacio

The hub of Western Belize

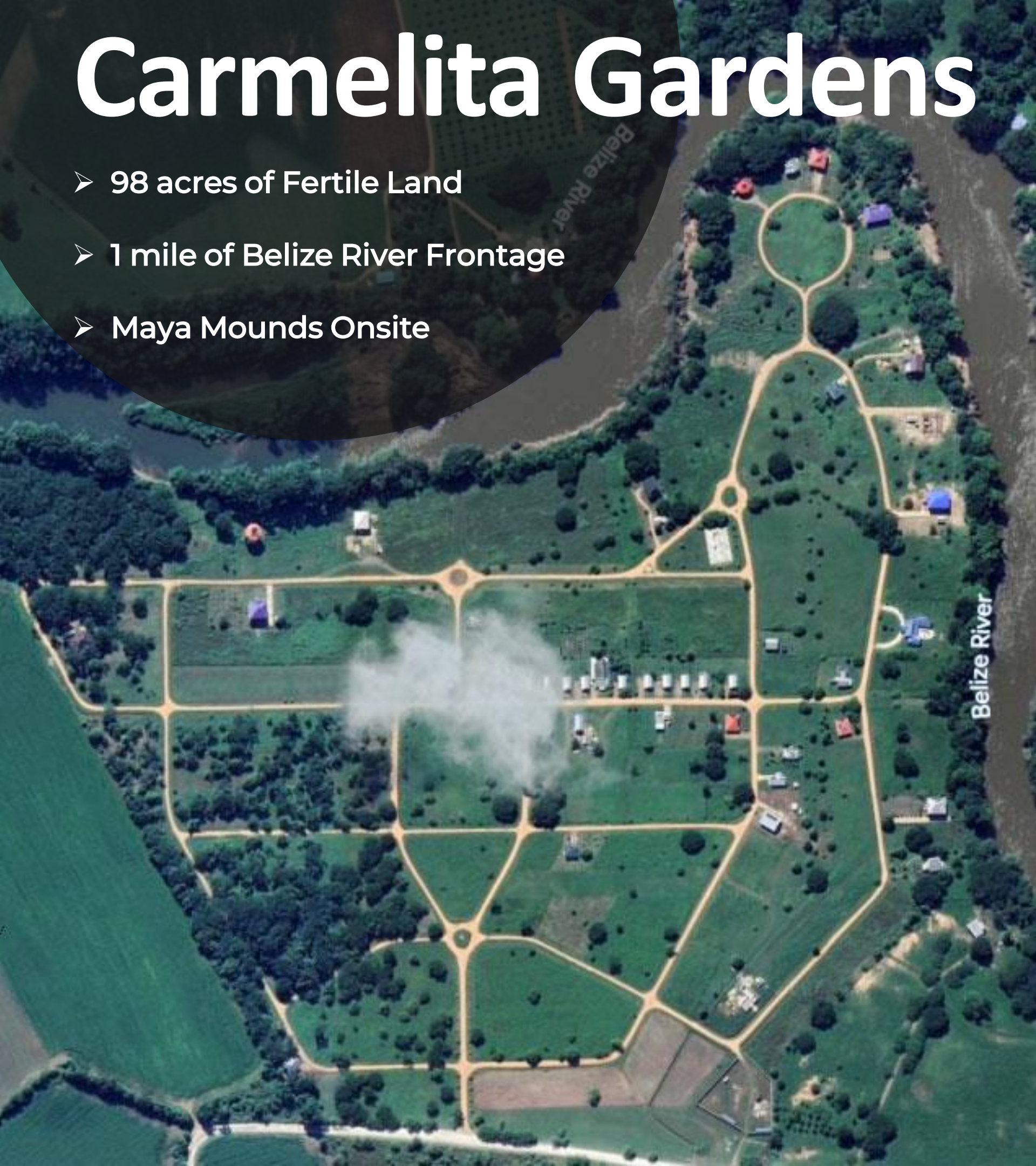
- Shopping and Restaurants
- Largest Open-Air Market in Belize
- Festivals and Events
- Museums and Archaeological Sites
- Active Social and Civic Groups





# Carmelita Gardens

- 98 acres of Fertile Land
- 1 mile of Belize River Frontage
- Maya Mounds Onsite



**245 LOTS**

**221 RESIDENTIAL**

**21 RETAIL**

**2 CIVIC**

# Site Map







# Traditional Town Plan

- Civic Buildings
- Gardens & Parks
- Maya Mounds
- Riverfront Recreation
- Residential Neighborhoods
- Riverfront Restaurant & Retail
- Maker Space & Co-Working
- Town Square & Village Green





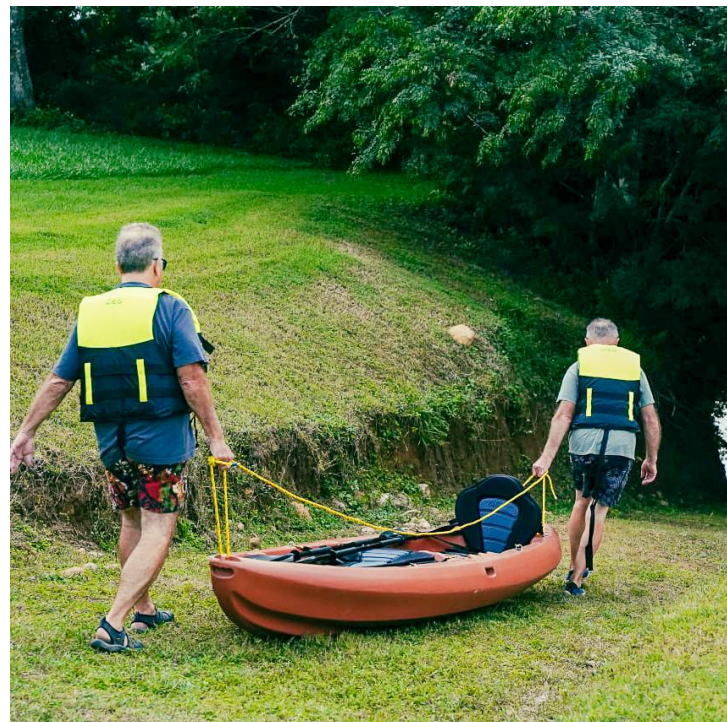
2020

153 LOTS SOLD  
40-50 RESIDENTS ON SITE  
40 OFF – GRID HOMES  
3 UNDER CONSTRUCTION  
21 UNDER DESIGN



2023





# Carmelita Gardens Community

“A good neighbor increases the  
value of your property”

~ *Czech Proverb*





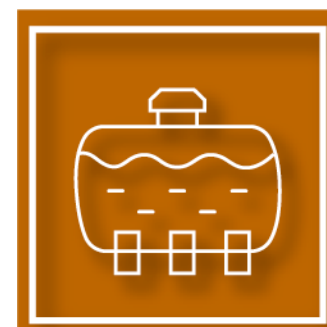
SOLAR POWER



RAINWATER  
HARVESTING



ORGANIC GARDEN



ECO-FRIENDLY  
SEPTIC



# Cottages

1 bed / 1 bath

Starting \$130,000

\$169,000 on a Green Garden Lot



# Bungalow

1 bed / 1 bath / loft

Starting \$200,000

\$244,000 on a Green Village Lot



# Villas

2 bed / 2 bath

Starting \$250,000

\$299,000 on a Green Estate Lot





# Cottage

~ Construction time: 5 – 7 months

612 sq.ft.

360 Indoor

252 Outdoor

1 Bed / 1 Bath

## Starting

# \$130,000

\$169,000 on a Green Garden Lot







# Bungalow

~ Construction time: 7 – 9 months

1280 sq.ft.

618 Indoor

662 Outdoor

1 Bed / 1 Bath / Loft

## Starting

# \$200,000

\$244,000 on a Green Village Lot





# Villa

Luxurious Off-Grid Living

*~ Construction time: 9 - 13 months*

Starting  
\$250,000

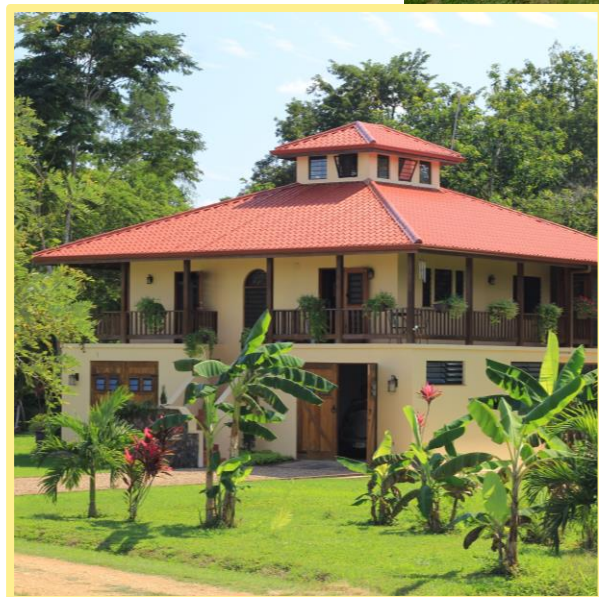
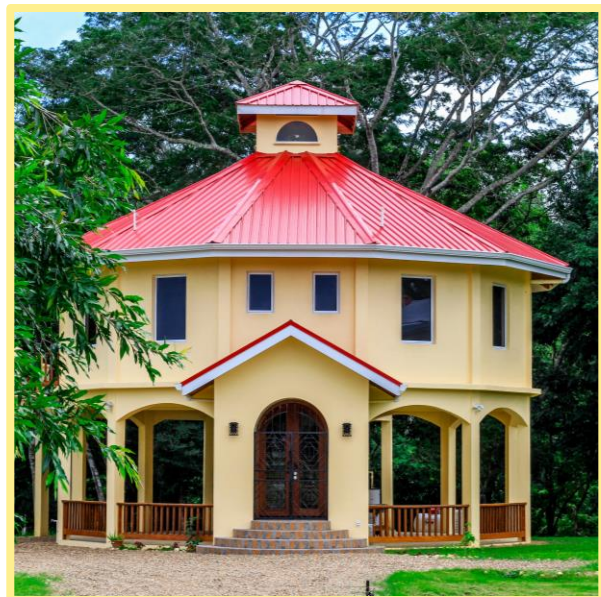
\$299,000 on a Green Estate Lot





# Manor

*Custom Luxury Homes*







# Indoor and Outdoor Living Spaces

- Exotic Hardwood Cabinets, Doors, and Floors
  - Granite Countertop
  - Quality Materials and Methods
- Other features to Owners Specifications







# 7 Step Process

1. Choose a lot
2. Choose a Home Design
3. Building Quote
4. Building Contract
5. Building Permit
6. Construction Process
7. WELCOME HOME



# Home Sites

## GREENWAY LOTS

\$39,000

\$44,000

\$49,000

## RIVER LOTS

\$59,000

\$69,000

\$79,000



**GREEN GARDEN**  
~1/8 ACRE, 50' X 100'

**RIVER GARDEN**  
~1/8 ACRE, 80' X 100'

**GREEN VILLAGE**  
~1/4 ACRE, 100' X 100'

**RIVER VILLAGE**  
~1/4 ACRE, 100' X 100'

**GREEN ESTATE**  
~1/3 ACRE, 150' X 120'

**RIVER ESTATE**  
~1/2 ACRE, 80' X 325'





**\$44,000**

19.812

49.613 meters

**LOT 13**

6.565 meters

22.880



**\$79,000**

74.146

23.151

80.718

**LOT 157**

26.272 meters



**\$79,000**

80.718

24.514

87.656

**LOT 158**

26.272 meters







**SPECIAL DEAL**  
**SAVE 15%**

~~**\$132,000**~~

**\$112,200**

Buy 3 Green lots and save 15%  
Green Garden \$39,000  
Green Village \$44,000  
Green Estate \$49,000

Self-Directed  
**IRA**  
Investment



# Discovery Tours

*info@carmelitagardens.com*

**2023**

*Apr 6 – 9*

*Aug 17 – 20*

*Nov 9 - 12*

*Dec 7 - 10*

## **4 DAY TOUR**

- Carmelita Gardens Development
- Spanish Lookout – Mennonite Town
- San Ignacio – Hub of the West
- Farmer's Market and Shopping
- Maya Ruins

**SNGL US\$880**

**DBL US\$1440**

*All of our tours include meals and transportation from/to Belize City. Alcohol is not included.*





Discover Belize with a customizable real estate tour designed just for you together with Carmelita Gardens, Belize and Luna Real Estate!

CARMELITA GARDENS



AMBERGRIS CAYE



CAYO



THE PRICE OF THE TOUR DEPENDS ON THE  
NUMBER OF DAYS AND YOUR INTERESTS  
PLEASE CONTACT US at

[info@carmelitagardens.com](mailto:info@carmelitagardens.com) or [rjensen@lunarealtybelize.com](mailto:rjensen@lunarealtybelize.com)



# Contact Us

[www.CarmelitaGardens.com](http://www.CarmelitaGardens.com)

[info@carmelitagardens.com](mailto:info@carmelitagardens.com)

