

FOR SALE



13401 Mahogany Bay Village

Price: USD 205,000

MLS Number: RSPB7P13401KC

Location: Stann Creek District

Lot size: 348.38 Sq M

Within the prestigious gated community of Mahogany Bay Village, Parcel 13401 presents an exceptional opportunity to own a piece of Ambergris Caye's thriving south end. Priced at \$205,000 USD, this 348.386 square metre parcel of raw land is ideally positioned just two miles from the heart of San Pedro Town, offering both privacy and convenience in one of the island's most sought-after developments. Mahogany Bay Village continues to flourish, with new homes and businesses adding to its vibrant atmosphere. The community offers access to a range of amenities, including swimming pools, a spa, coffee shops, and restaurants, all connected by well-maintained roads and canals that capture the relaxed charm of island living. With essential utilities such as electricity, cable TV, Wi-Fi, and telephone service readily available, this property is perfectly suited for future development. Whether you choose to build your dream island home, a vacation getaway, or hold the land as a sound investment for the future, the flexibility is entirely yours. Property ownership within Mahogany Bay Village combines

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