



MAYAN SUNRISE

LUXURY ISLAND RESIDENCES



About Us

At Villeneuve Group, we specialise in identifying distinctive properties and transforming them into exceptional luxury destinations. We create remarkable spaces in some of the world's most unique and unspoilt locations.

Our vision is to create impeccably crafted luxury villas and communities that harmonise with their natural surroundings and enrich the local environment. Each development is thoughtfully designed to deliver enduring quality, strong investment potential and long-term value.

With award-winning architecture, bespoke interior design and first-class amenities, we create private sanctuaries where you can unwind in comfort, explore with confidence and live with ease. We ensure security, sustainability and elegance is built into every detail.

At Villeneuve Group, we design with purpose - creating luxurious, environmentally attuned properties that foster a genuine connection between people and place.

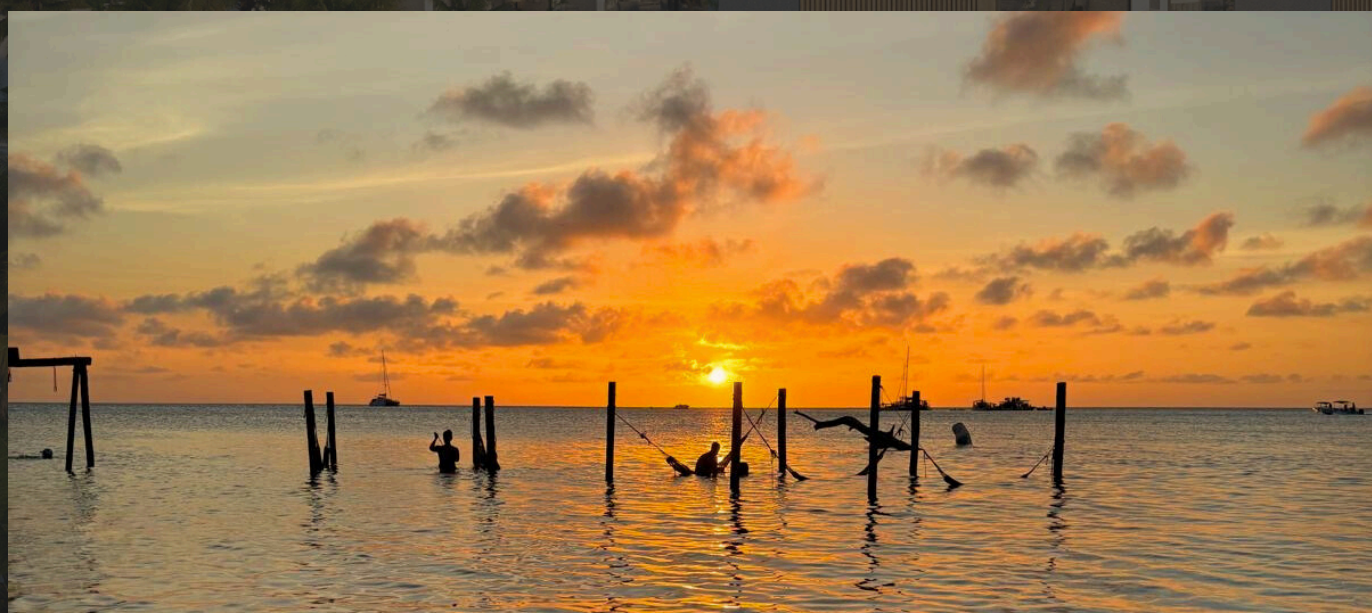




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Caye Caulker



Caye Caulker is where barefoot Caribbean charm meets growing international interest, making it one of the most compelling destinations for luxury real estate investment today. Just a short flight or boat ride from Belize City or San Pedro, this tranquil island is located along the world's second-largest barrier reef, offering breathtaking turquoise waters, world-class snorkelling and diving, and a warm welcoming community.

The southern part of the island in particular is emerging as the most desirable location for luxury living. Surrounded by lush palm trees, serene waterfront views and direct access to the sea, South Caye Caulker provides a sense of seclusion while still being just minutes away from the island's colourful village life. Here, you can enjoy peaceful privacy without sacrificing access to vibrant restaurants, artisan shops and local culture.



Unlike crowded tourist hotspots, Caye Caulker has preserved its authentic, slow-paced lifestyle. The island's famous motto "Go Slow" is more than a slogan; it's a way of life. With limited land availability, increasing demand and a growing focus on sustainable, eco-conscious tourism, now is the perfect time to secure your own slice of paradise in this unique and unspoilt corner of the Caribbean.



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Mayan Sunrise

At Mayan Sunrise, our vision is rooted in respect for the natural environment and the unique character of Caye Caulker. Surrounded by the island's pristine landscapes, calm turquoise waters and rich biodiversity, we are committed to preserving what makes this corner of Belize so special. Wherever possible, we retain mature trees throughout the development, allowing nature to remain an integral part of the living experience.

Our landscaping approach goes beyond aesthetics, thoughtfully planned plantings will offer natural shade, privacy and a sense of harmony with the surroundings. In addition, we are investing in renewable energy sources to power our villas, aligning with the island's growing commitment to sustainable living.

As Caye Caulker continues to attract attention for its eco-conscious charm, notable luxury development - such as the Four Seasons' Caye Chapel project and major brand expansions in nearby Ambergris Caye (Marriott & Hilton) - highlight the region's rising profile. Mayan Sunrise offers a rare opportunity to be part of this evolving story, while staying true to the relaxed, nature-first ethos that makes Caye Caulker truly one of a kind.



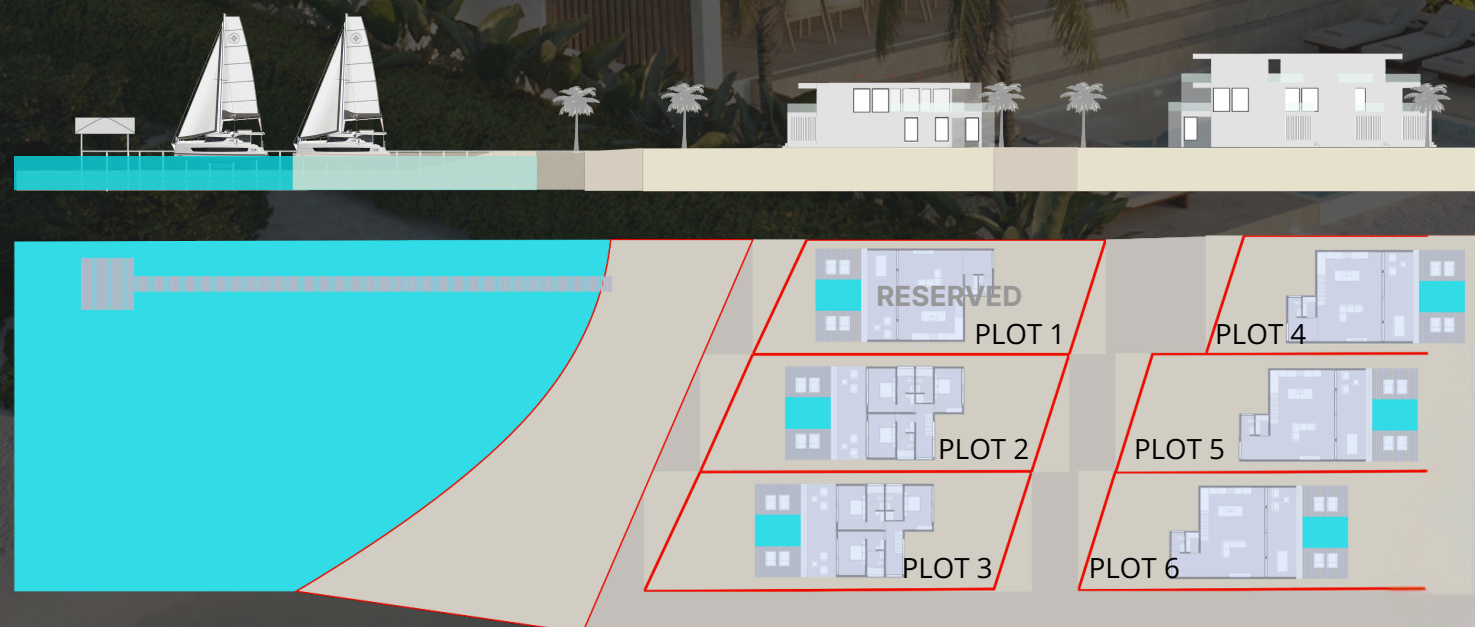


Our Villas

Nestled south of Caye Caulker village, our collection of luxury villas redefines tropical living, where modern elegance meets the untouched beauty of the Caribbean.

Thoughtfully designed to complement with the island's natural rhythm, each villa offers spacious open-plan living, premium finishes and seamless indoor-outdoor spaces that invite the ocean breeze. Whether you're lounging in your private plunge pool, entertaining on the rooftop terrace or watching the sunset over the reef, every detail is crafted for comfort, style and serenity.

These villas aren't just homes — they're your personal sanctuary in paradise, offering enduring value, exceptional rental potential and a chance to be part of an exclusive, eco-conscious community.





Layout

Ground Floor – Seamless Indoor-Outdoor Living

Step into a light-filled sanctuary where contemporary design flows effortlessly into nature. An expansive living room opens to a covered terrace, perfect for shaded lounging or alfresco dining. The private pool invites refreshing dips under swaying palms. A full bathroom and a utility/laundry room provide comfort and convenience after a day of sea and sun.

First Floor – Refined Private Retreats

Upstairs, three generously appointed bedrooms await - each a tranquil escape. The primary suite features a spa-inspired en-suite bathroom, a walk-in wardrobe, and access to a breezy balcony. The expansive sunset terrace offers a front-row seat to golden hour views over the Caribbean Sea.

-  Private water supply
-  Private sewer system
-  Renewable energy supply
-  Rainwater capture





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WHERE TRANQUILITY MEETS MODERN CARIBBEAN LIVING

Step into paradise at Mayan Sunrise Beach Villas, an exclusive collection of elegantly designed beach homes nestled on the tranquil shores of Caye Caulker. These contemporary villas blend sleek architectural lines with the island's relaxed charm, offering a perfect balance of style, comfort and stunning natural beauty.

Each villa features:

- 🏡 Spacious, open-concept living areas with seamless indoor-outdoor flow
- 🏡 Three generously sized bedrooms, each with associated bathrooms
- 🏡 Modern kitchens with high-end finishes and ample storage
- 🏡 Expansive terraces perfect for sunrise views and sunset gatherings
- 🏡 Private pools and lush landscaped surroundings for relaxation
- 🏡 Dedicated outdoor living spaces including covered terraces and balconies
- 🏡 Sustainable design features tailored for tropical living

Location:

- 🏡 Steps from pristine beaches and the Caribbean Sea
- 🏡 Close to vibrant island restaurants, shops, and diving centres
- 🏡 Easy boat and air access from mainland Belize
- 🏡 The second-largest barrier reef in the world





Contact Us



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