



Nautilus Placencia
LUXE WATERFRONT RESIDENCES



**Waterfront Living in Paradise – 3 Bedroom, 3.5-Bath Coastal Bohemian Townhouse
Ownership Made Easy – Only 25% Down!**

With just 25% down and progress payments tied to construction milestones, you can own a stunning 3-bedroom, 3.5-bathroom or 4-bedroom, 4.5-bathroom waterfront townhouse in beautiful Placencia, Belize.

Location: Placencia, Belize

Price From: \$575,000.00 USD

Embrace the ultimate in luxury and style With just 25% down and progress payments tied to construction milestones, you can own a stunning 3-bedroom, 3.5-bathroom waterfront townhouse on the breathtaking Placencia Peninsula. Thoughtfully designed with Coastal Bohemian-inspired décor, this home offers a perfect blend of comfort, sophistication, and tropical charm.

Developed by Experts You Can Trust

This exclusive pre-construction project is brought to you by **501 Development Group**, a trusted name with over 20 years of international construction experience.

Luxury Coastal Living

Each townhouse is designed with a Coastal Bohemian aesthetic, blending timeless elegance with tropical charm.

Features Include:

- **Spacious Design:** 11-foot ceilings and open floor plans for an airy, luxurious feel.
- **Modern Comforts:** Equipped with a washer and dryer, modern appliances, and premium finishes throughout.
- **Private Plunge Pool:** A serene retreat for you to relax and unwind.
- **Boat Dock Access:** Convenient space to dock your boat and enjoy the waterfront lifestyle.
- **Residence or Investment Property:** Choose to live year round at Nautilus, or an investment property via our property management services rental pool.
- **Gym/Business Center/Summer Kitchen:** Conveniently located on the property.

Prime Location

Perfectly situated to offer both convenience and tranquility:

- **Healthcare Access:** Steps from the only hospital on the peninsula.
- **Travel Made Simple:** Walking distance to Placencia Airport.
- **Village Life:** Minutes from the vibrant heart of Placencia, with its charming restaurants, grocery stores, and local attractions.

Why Placencia?

Discover the magic of this sought-after destination, where the turquoise Caribbean Sea meets lush tropical beauty. From water sports and adventure to fine dining and relaxation, Placencia is the ultimate coastal paradise.

Secure Your Slice of Paradise Today

Don't miss this rare opportunity to own a waterfront townhouse with a buyer-friendly payment plan. Construction is underway, so act now to personalize your finishes and make this dream home yours.

Contact us today for more details and to schedule a consultation. Your new life in paradise is just a step away!



Contact Information

Michael Braswell
Sales Director

501 Development Group
Cell - 678.522.5760
braswellsellshomes@gmail.com

Pre-Construction Payment Plan

Three Bedroom 3.5 Bathroom
\$575k USD

25% - Contract Agreement

20% - Foundation

20% - Walls & Roof

20% - Windows & Doors

10% - MEP

5% - Final walk through

Four Bedroom 4.5 Bathroom
\$595k USD

25% - Contract Agreement

20% - Foundation

20% - Walls & Roof

20% - Windows & Doors

10% - MEP

5% - Final walk through

THE RENTAL RETURNS

VILLA TYPE	PRICE	NIGHTLY RATE	OCCUPANCY	MANAGEMENT COMPANY 30%	ANNUAL ESTATE FEES (HOA)	OWNER RETURNS	NET ANNUAL ROI
3 Bedroom	\$575k USD	\$299 USD	65%	\$32,029	\$3,600	\$71,133	11.87%
4 Bedroom	\$595k USD	\$399 USD	65%	\$56,940	\$4,800	\$128,060	12.82%



NAUTILUS

























