



# CONDOMINIUMS

STARTING AT \$249,000

Financing Available

# Phase One CONDOS

7 Units – each 1,692 sq ft.

Layout: 2 bedrooms, 2.5 bathrooms, 4 levels.

This 1,692 sq ft condominium offers a well-considered 2-bedroom, 2.5-bath layout designed for durability, comfort, and strong rental performance. Tile flooring runs throughout the main living areas, paired with warm Honduran pine hardwood in the primary bedroom. Each bedroom includes a full ensuite bathroom with walk-in showers, providing privacy and functionality for owners and guests alike.



The kitchen is outfitted with stainless steel appliances, a gas stove, and clean, efficient finishes that open naturally into the main living space. Thoughtfully placed accent lighting enhances the home's atmosphere while highlighting architectural details. Hot water on demand and a gas dryer help minimize utility costs and improve reliability: key considerations for short-term rental use

A private rooftop patio expands the living space outdoors, offering elevated jungle and ocean views. The rooftop is finished with slip-resistant tile and built for island conditions, with optional upgrades available for an outdoor kitchen and hot tub, allowing owners to fully capitalize on the space for personal use or guest appeal. Hurricane-grade windows, quality construction, and practical design choices throughout make this home well-suited for full-time living, vacation use, or Airbnb income. Every detail has been selected to balance modern comfort, long-term value, and efficient operation in a tropical environment.

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## Highlights:

- Rooftop patio with breathtaking views of the reef and north shore.
- Walkout balconies from the 3rd-floor master bedroom and 2nd-floor main area.
- Granite countertops, high-quality Moen plumbing fixtures, and energy-efficient lighting.
- Appliances included: stacking washer/dryer, fridge, stove, dishwasher, Starlink kit.
- Construction: Concrete to North American codes (structural, plumbing & electrical).
- Customization: Rooftop patio designed for upgrades – BBQ, grill, outdoor kitchen, hot tub.
- Community Amenities (Phase 1): Pool, sitting area, and landscaped spaces.



# Why invest in Tortuga Hills?

Strong rental demand: fuelled by tourism and AirBnB market growth.

## Monthly Airbnb Revenue Variations & Income Potential in Roatan (2025)

Understanding the **monthly revenue variations** for Airbnb listings in Roatan is key to maximizing your **short term rental income potential**. Seasonality significantly impacts earnings. Our analysis, based on data from the past 12 months, shows that the **peak revenue month** for STRs in Roatan is typically **March**, while **September** often presents the lowest earnings, highlighting opportunities for strategic pricing adjustments during shoulder and low seasons. Explore the typical **Airbnb income in Roatan** across different performance tiers:

- Best-in-class properties** (Top 10%) achieve **\$6,124+** monthly, often utilizing dynamic pricing and superior guest experiences.
- Strong performing properties** (Top 25%) earn **\$3,229** or more, indicating effective management and desirable locations/amenities.
- Typical properties** (Median) generate around **\$1,548** per month, representing the average market performance.
- Entry-level properties** (Bottom 25%) see earnings around **\$609**, often with potential for optimization.



Modern, eco-conscious community: rare on the island.

Built to North American standards: durability, safety, and investor confidence.

Affordable maintenance fees – just \$150/month with broad coverage.

Prime location: central, convenient, yet surrounded by natural beauty.

Scalable opportunity: 4 phases of development with diversified unit sizes.

## Amenities near by:

- Roatan Yacht Club ..... 10min
- Eldons Grocery ..... 10min
- Mega Plaza Mall ..... 12 min
- Clarion - Herbies Sports Bar ..... 8min
- Kristi's overlook Restaurant ..... 2min
- Turquoise Bay (diving fishing beach restaurant) 5 min
- Media Luna resort (diving restaurant beach) ..... 5 min
- Luna Azul Resort (golf course in construction) ... 5min



For more information  
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