



BALAM RESERVE

A NEW LUXURY FOR BELIZE



EXCLUSIVE OWNERSHIP OPPORTUNITY



A NEW CHAPTER FOR REGENERATIVE LUXURY

Balam Reserve represents a new generation of Caribbean resort communities—where world-class hospitality and environmental stewardship coexist.

The 2,500-acre oceanfront development forms the heart of the 9,500-acre Balam Reserve, a living sanctuary in northern Belize.

This opportunity grants investors access to fully entitled land with confirmed global hotel partnerships and a long-term management plan led by the Verena Foundation, ensuring the reserve remains protected in perpetuity.

“This is not just a development—it’s a living legacy for future generations.”





SINGLE TRANSACTION ACQUISITION OPPORTUNITY EXCLUSIVE SALE OF THE ENTIRE 2,500-ACRE OCEANFRONT MASTER SITE



Asking Price: \$29,000,000 USD (≈ \$12,000 per acre)

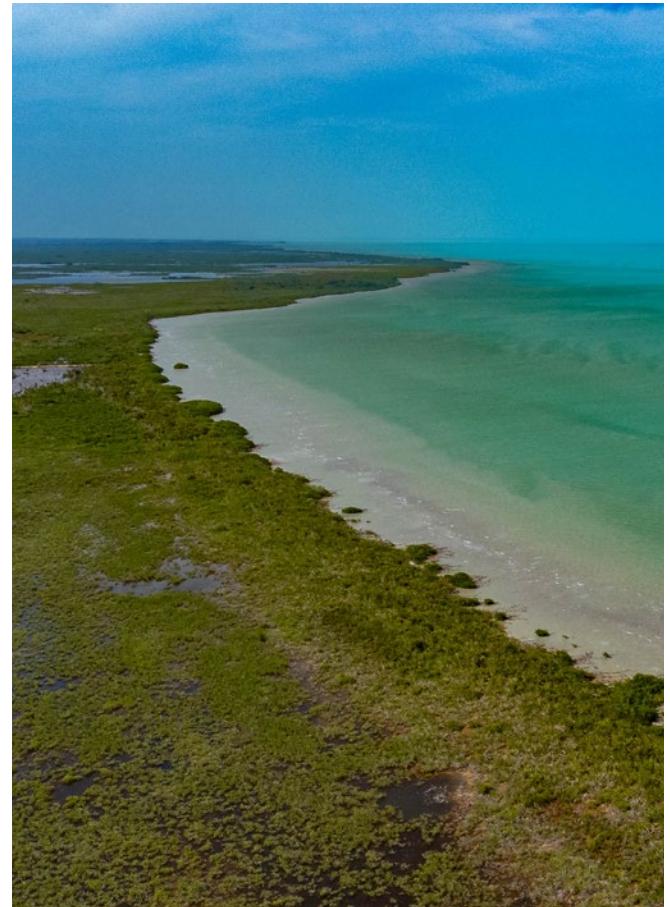
Structure: Sale of the entire 2,500-acre property in one consolidated transaction.

What's Included in This Offering

- ⌘ **2,500 titled acres** with **4+ miles** of Caribbean coastline
- ⌘ **Three luxury hotel parcels** (Banyan Tree, Ritz-Carlton, and third brand site)
- ⌘ **Marina zone, residential zones, and eco-golf village area**
- ⌘ **Airstrip license, helipad, and road access to highway**
- ⌘ **Full EIA & ECP approvals** in place
- ⌘ Access to **energy independence** via 10MW floating solar park

Positioned for One Master Developer / Investor Group

- ⌘ Buyer gains **full control** over the entire masterplan
- ⌘ Ability to **re-design, re-phase, or subdivide** as desired
- ⌘ Luxury hotel brands prefer to work with **one consolidated landowner**
- ⌘ Opportunity to develop, hold, or sell parcels individually in the future





BALAM RESERVE

4

BELIZE'S NORTHERN JEWEL— CONNECTED YET UNTOUCHED

~ Corozal District · 30 mi north of Belize City

~ 12 mi from San Pedro /
Ambergris Caye

~ Private 7,000-ft airstrip license
+ helipad + road access +
marina/boat access

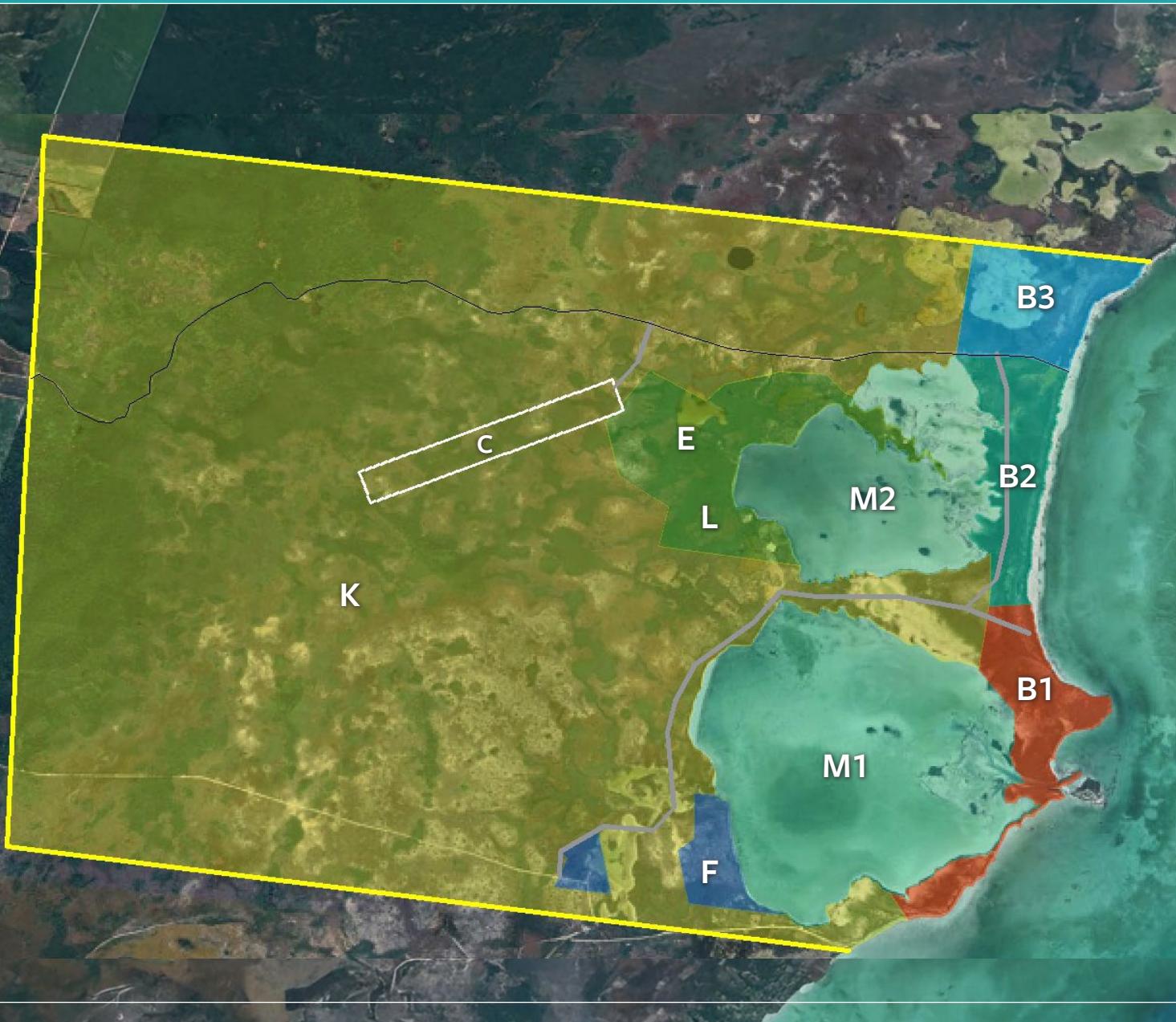
TRAVEL TIMES

~ Miami: 1.5 hrs. ~ Houston: 3 hrs.
~ Panama: 2.5 hrs. ~ Toronto: 4.5 hrs.





MASTER PLAN



BALANCED DEVELOPMENT WITHIN THE BALAM NATURE RESERVE

Only 2,500 acres along the Caribbean coast are allocated for low-density resort and residential development.

The remaining 7,000 acres are designated as protected natural reserve under the Verena Foundation.

- B1** Hotel 1 Site - 80 Keys & 40 Villas - 200 Acres
- B2** Hotel 2 Site - 150 Keys & 40 Villas - 200 Acres
- B3** Hotel 3 Site - 80 Keys & 40 Villas - 200 Acres
- C** Airport
- E&L** 18-Hole Golf Course & Golf Village - 350 Acres
- F** Art Eco Tech Village - 95 Acres
- K** Balam Nature Reserve - 7,000 Acres
- M1** Lagoon with Solar Park
- M2** Lagoon

Total Waterbodies - 1,455 Acres

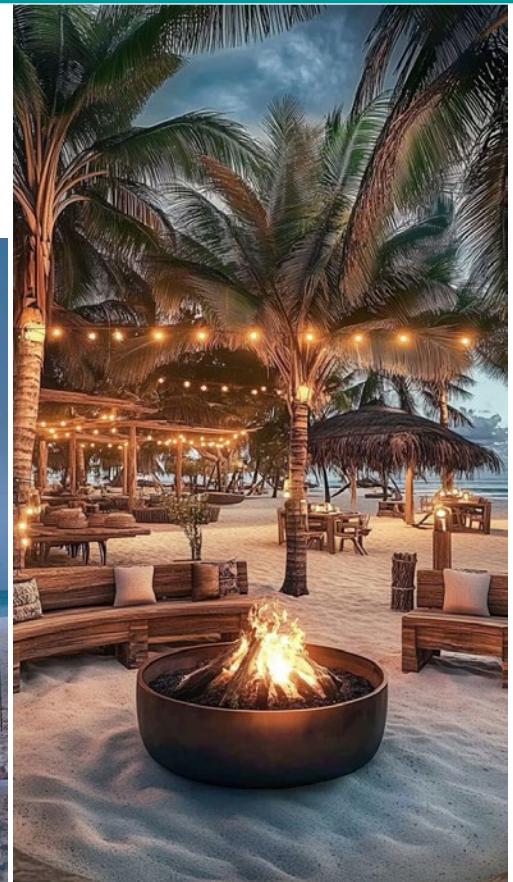


LUXURY ANCHORED IN NATURE



Key Components:

- ❖ Three Branded Hotel Sites
(Banyan Tree, Ritz-Carlton, TBD)
- ❖ Private Marina and Island Villas
- ❖ Waterfront Residences and Eco-Golf Village
- ❖ Floating Solar Park Ensuring Energy Independence





7,000 ACRES - THE BALAM NATURE RESERVE

The adjoining reserve is managed by the **Verena Foundation** to ensure biodiversity and community benefits:

- ✳ Reforestation of 1.5 Million Trees
- ✳ Protection of Mangroves and Wildlife
- ✳ Community Education and Employment
- ✳ Carbon Capture and Climate Resilience

“Profit with purpose—each acre developed sustains those that remain untouched.”





ANCHORED BY WORLD-RENOWNED HOSPITALITY BRANDS



BANYAN TREE HOTELS & RESORTS

80 Keys | 40 Villas
Spa & Marina

Full preliminary review completed (concept planning + feasibility), confirming site suitability for ultra-luxury eco-resort development.



THE RITZ-CARLTON HOTELS & RESORTS

150 Keys | 40 Villas
Golf Integration

Constructive early-stage discussions with positive feedback on site positioning. Gensler was actively engaged in the site selection.



THIRD BRAND (TBD)

Discussions with Aman, 1 Hotel, Six Senses, Club Med





SELF-SUSTAINING BY DESIGN

- ❖ Environmental Compliance (EIA & ECP) Approved
- ❖ Airstrip License and Helipad Constructed
- ❖ Road Link to National Highway
- ❖ 10MW floating solar park (upgrade to 50MW pending)
- ❖ Water Desalination + Zero-Waste Systems



Helipad



Balam Sol Verde - Floating Solar Park



THE DEVELOPER DR. HART PORSCH



Dr. Hart Porsch is a US- and Germany-based real estate developer known for his strong track record in land development. A visionary with a keen eye for identifying land potential, he has led two major projects valued at over \$500 million combined.

CONTINUITY THROUGH THE VERENA FOUNDATION

Founder Dr. Hart Porsch remains actively involved through the Verena Foundation, providing ongoing oversight and ESG expertise.

This ensures long-term environmental integrity and social impact continuity.

“Ownership transfers, but the vision remains.”

CONTACT

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