

CARMELITA GARDENS

The value of self-sufficient
living in a tight-knit
community.

Presented by Phil Hahn



PLAN-Belize

An action plan or set of actions for doing or achieving something that can be used if the preferred method fails. ~Cambridge Dictionary

15 Minutes will save your assets

1

Select Property

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Sign Contract

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Scan Passport Photo Page

4

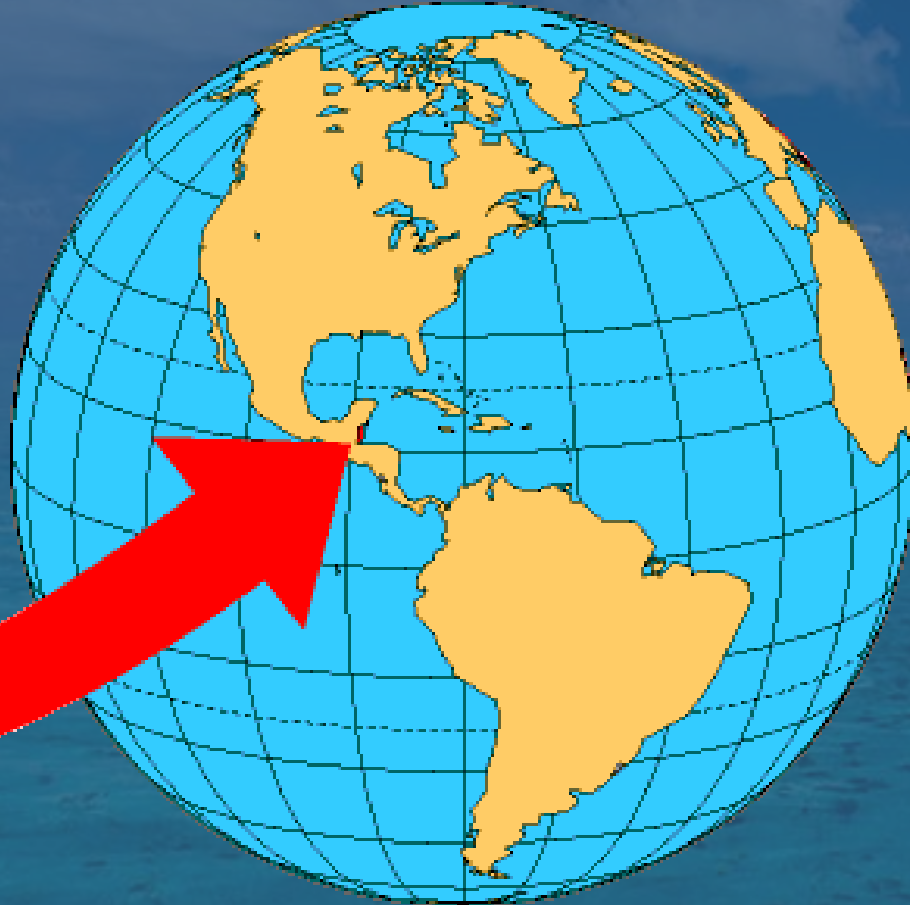
Deed Conveyed to your Property

*“Action speaks
louder than
words but not
nearly as often.”
~ Mark Twain*



BELIZE

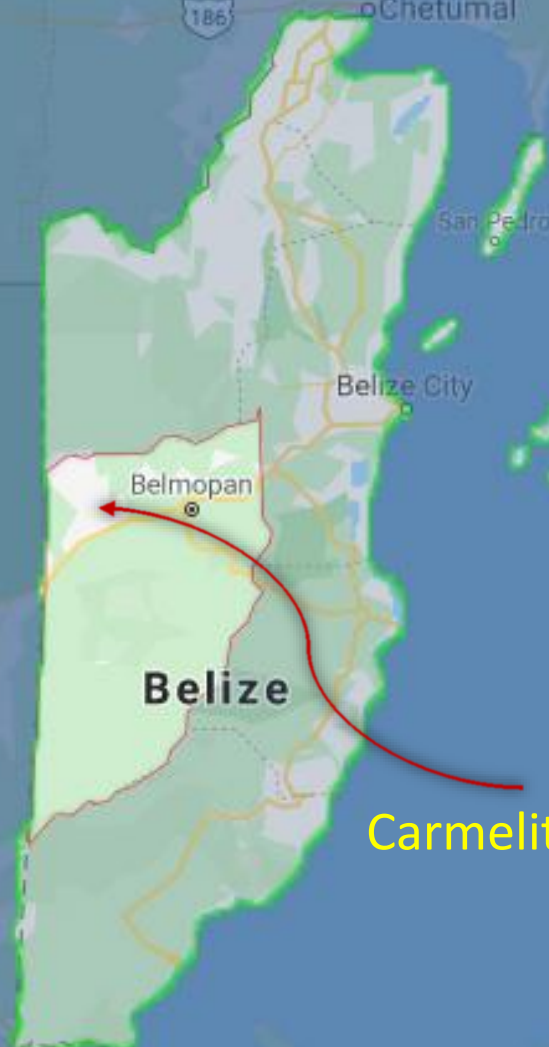
Land of the Free by the Caribe Sea



CAYO

Largest District

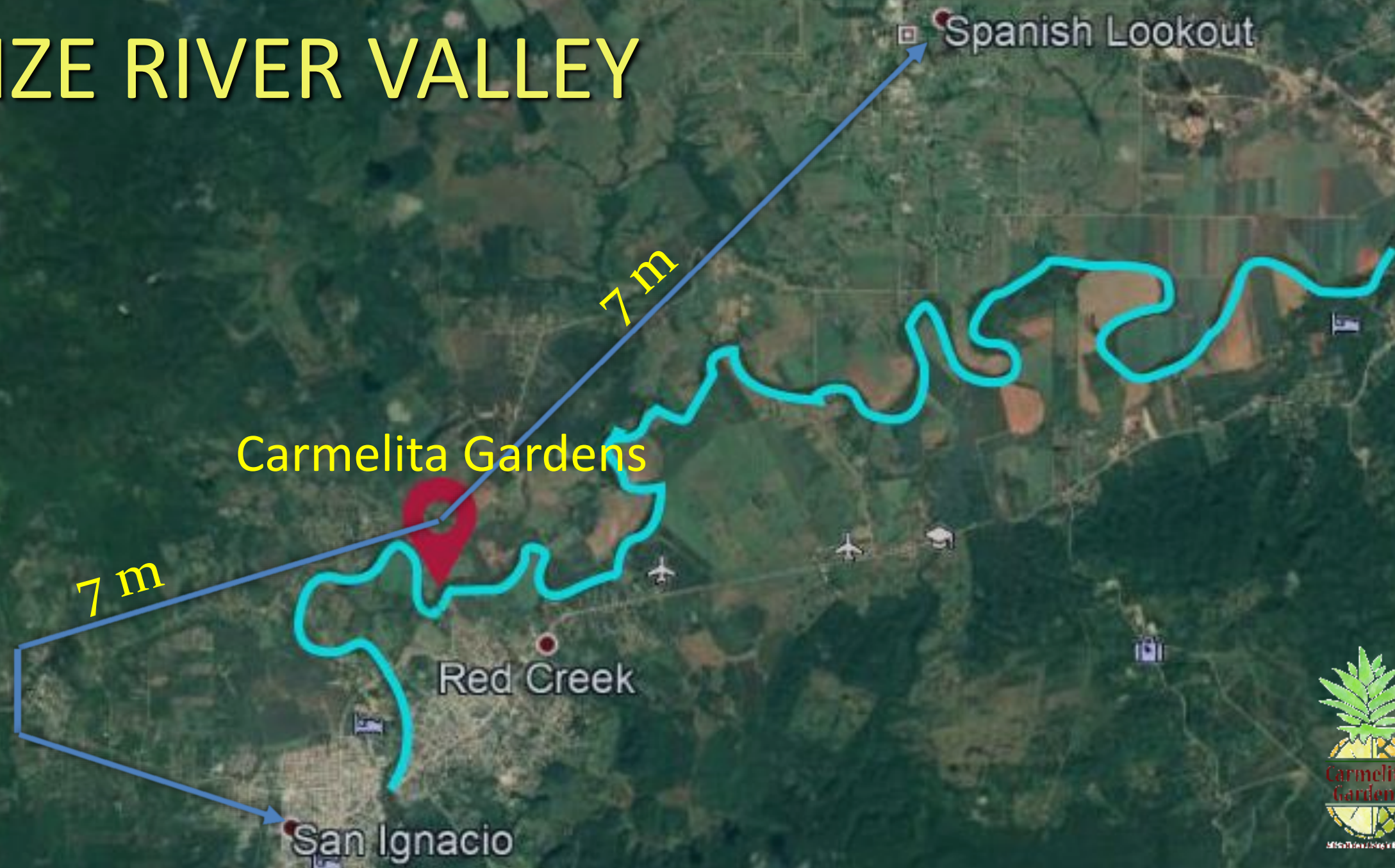
- World Class Eco-tourism
- The Breadbasket of the Caribbean
- The Heartland of Belize
- Industrious and Laid-back



Carmelita Gardens



BELIZE RIVER VALLEY



SPANISH LOOKOUT



SPANISH LOOKOUT

A Modern Mennonite Farming Community

- Grocery Stores & Restaurants
- Gas Stations & Auto Shops
- Building & Hardware Suppliers
- Agricultural & Light Industry
- Health Food Stores & Ice Cream Parlor



SAN IGNACIO



MISSION STATEMENT

SAN IGNACIO

The 2nd Largest Town in Belize

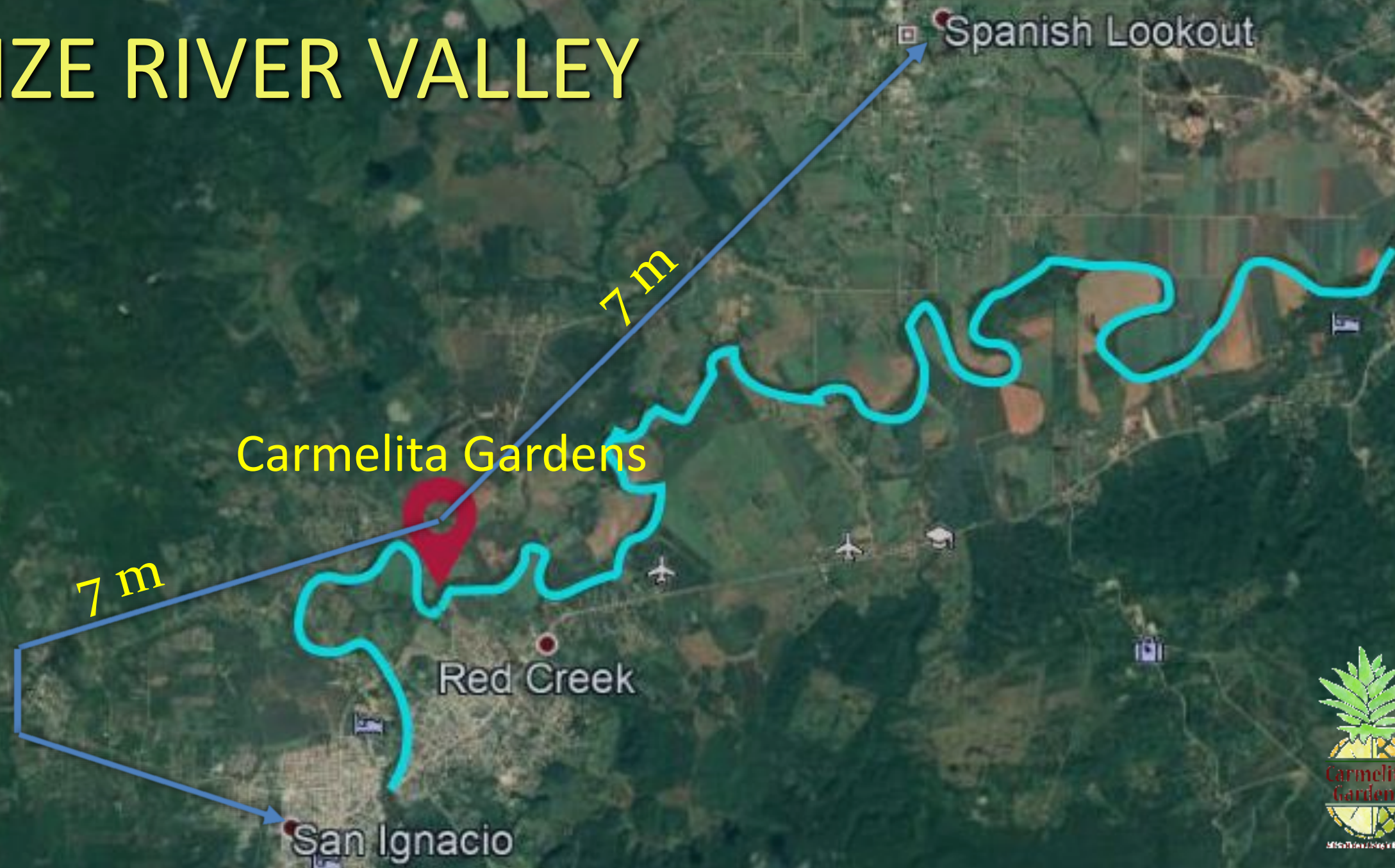
- Shopping & Restaurants
- Largest Open-Air Market in Belize
- Festivals and Events
- Museums and Archaeological Sites
- Active Social and Civic Groups



CARMELITA GARDENS



BELIZE RIVER VALLEY



CARMELITA GARDENS

Timing, Value, and Location

- 98 acres of Fertile Land
- 1 mile of Belize River Frontage
- Maya Mounds Onsite
- ¼ mile to Santa Familia Village





CARMELITA GARDENS

A SUSTAINABLE RIVERFRONT COMMUNITY

BELIZE



Traditional Town Plan

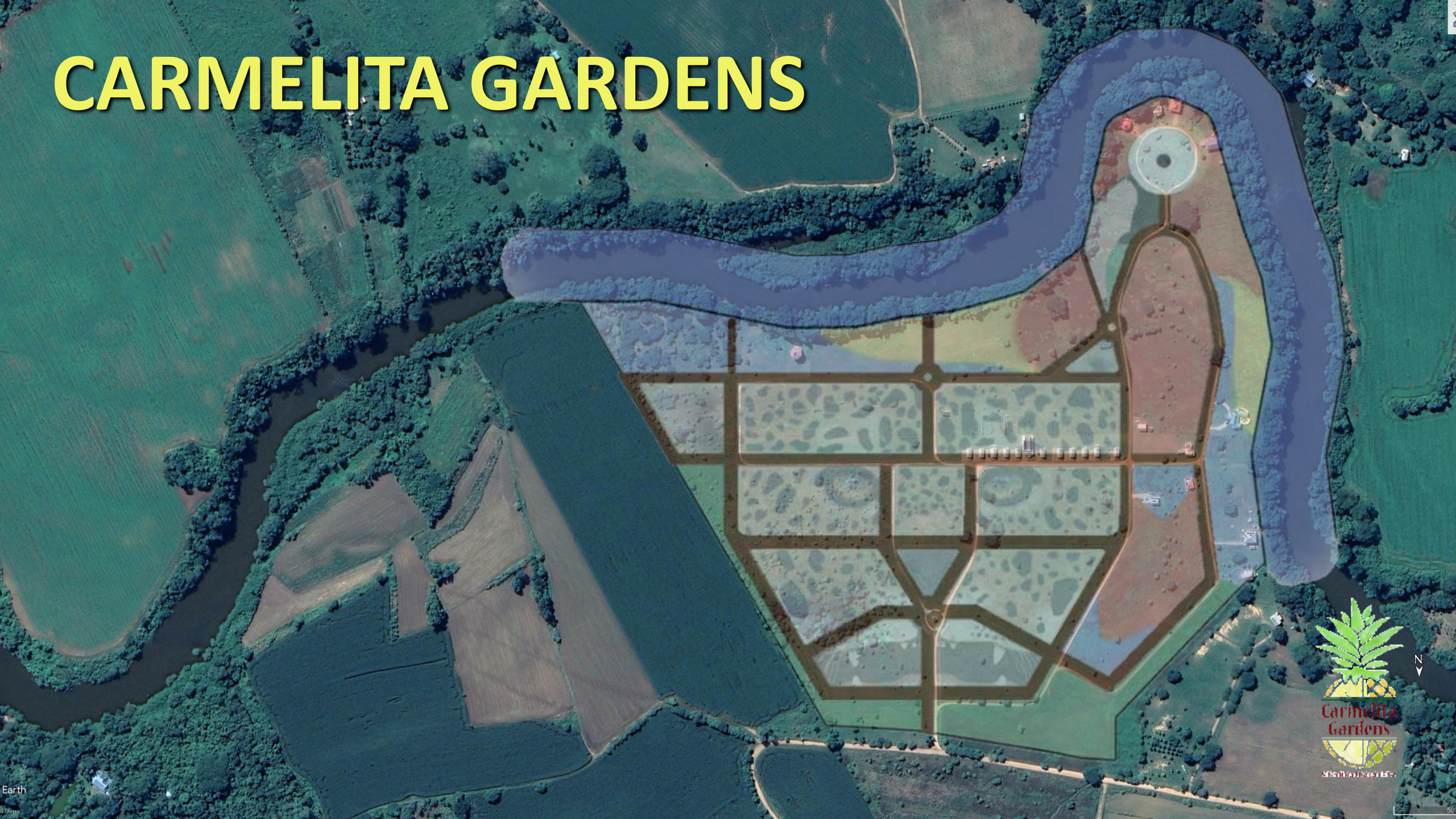
- Civic Buildings
- Gardens and Parks
- Town Square & Green
- River Front Recreation
- Residential Neighborhoods
- Maya Mounds & Equestrian
- River Front Restaurant & Retail



CARMELITA GARDENS

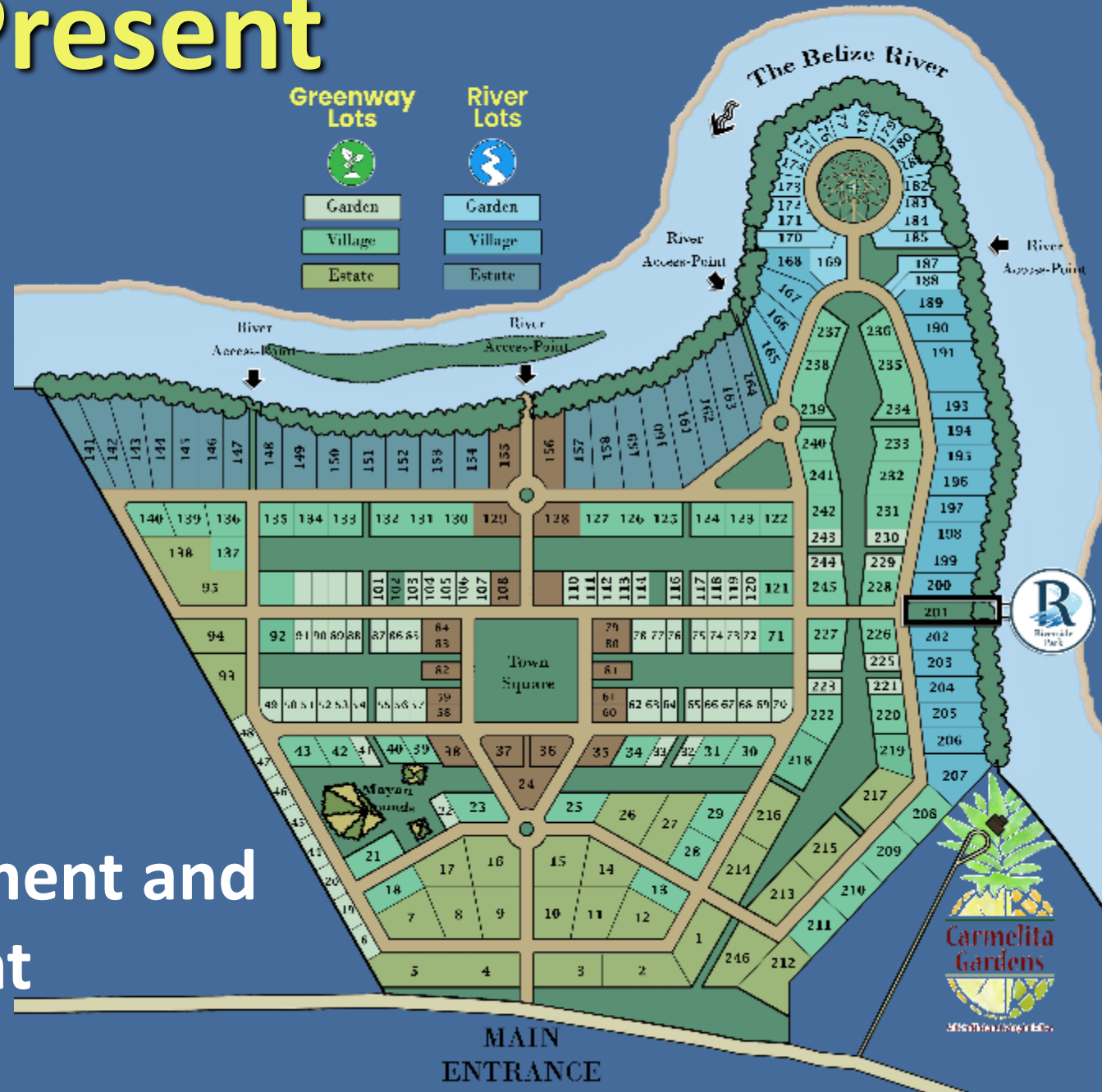


CARMELITA GARDENS



Welcome to the Present

- 245 Lots
- 222 Residential Lots
- 19 Retail Lots
- 5 Civic Lots
- 92 Lots SOLD
- 21 Residents
- 25 Homes
- Onsite Property Management and Construction Management



Carmelita Gardens Neighbors

It's a Wonderful Day in the Neighborhood

**“A good neighbor
increases the value
of your property”
~ Czech Proverb**



A Community of People & Places

Carmelita Gardens Neighbors

It's a Wonderful Day in the Neighborhood

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increases the value
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Carmelita Gardens Community

“Coming together is a beginning, staying together is progress, and working together is success.” ~ Henry Ford



Carmelita Gardens Community

“Coming together is a beginning, staying together is progress, and working together is success.” ~ Henry Ford



Lifestyle, Liberty, and Legacy



Lifestyle, Liberty, and Legacy





Cottages

Less House, More Home



Carmelita Gardens, Belize - Cottages

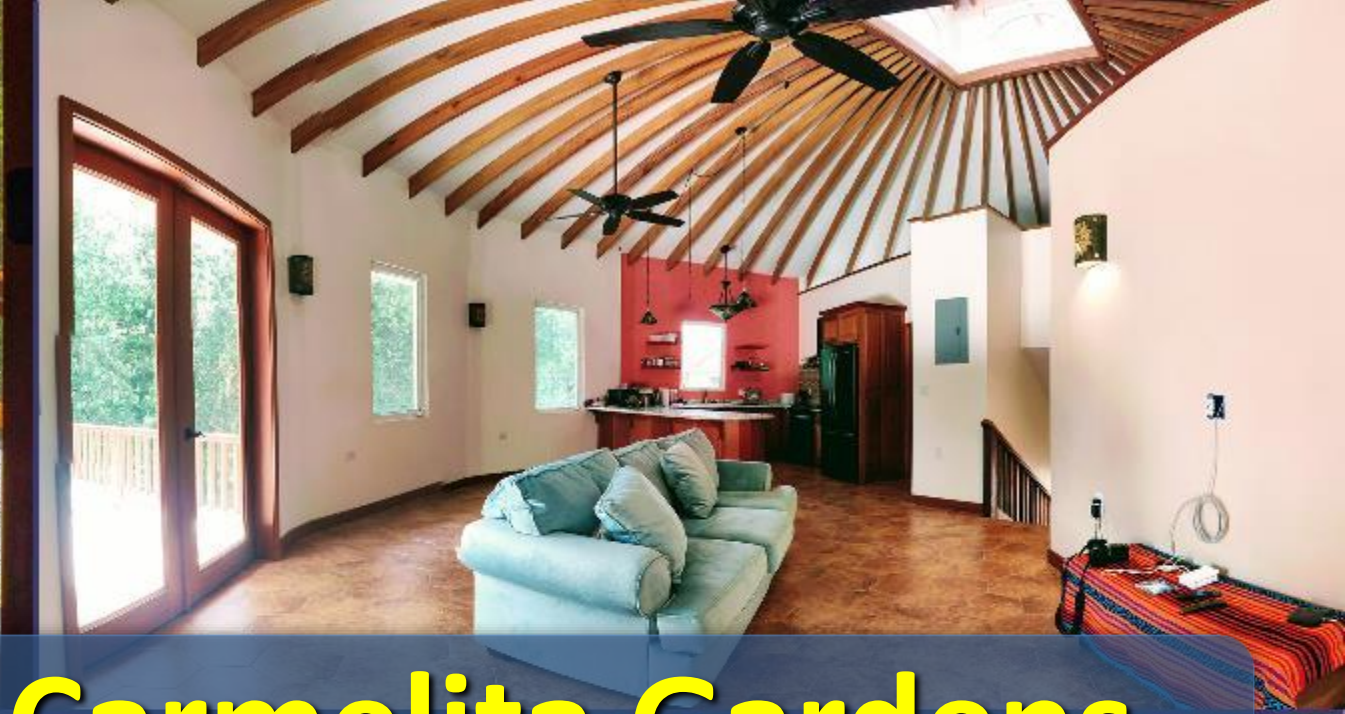




Villas and Manors

Simple Elegance





Living Spaces of Carmelita Gardens



Home Sites

Lifestyle & Budget

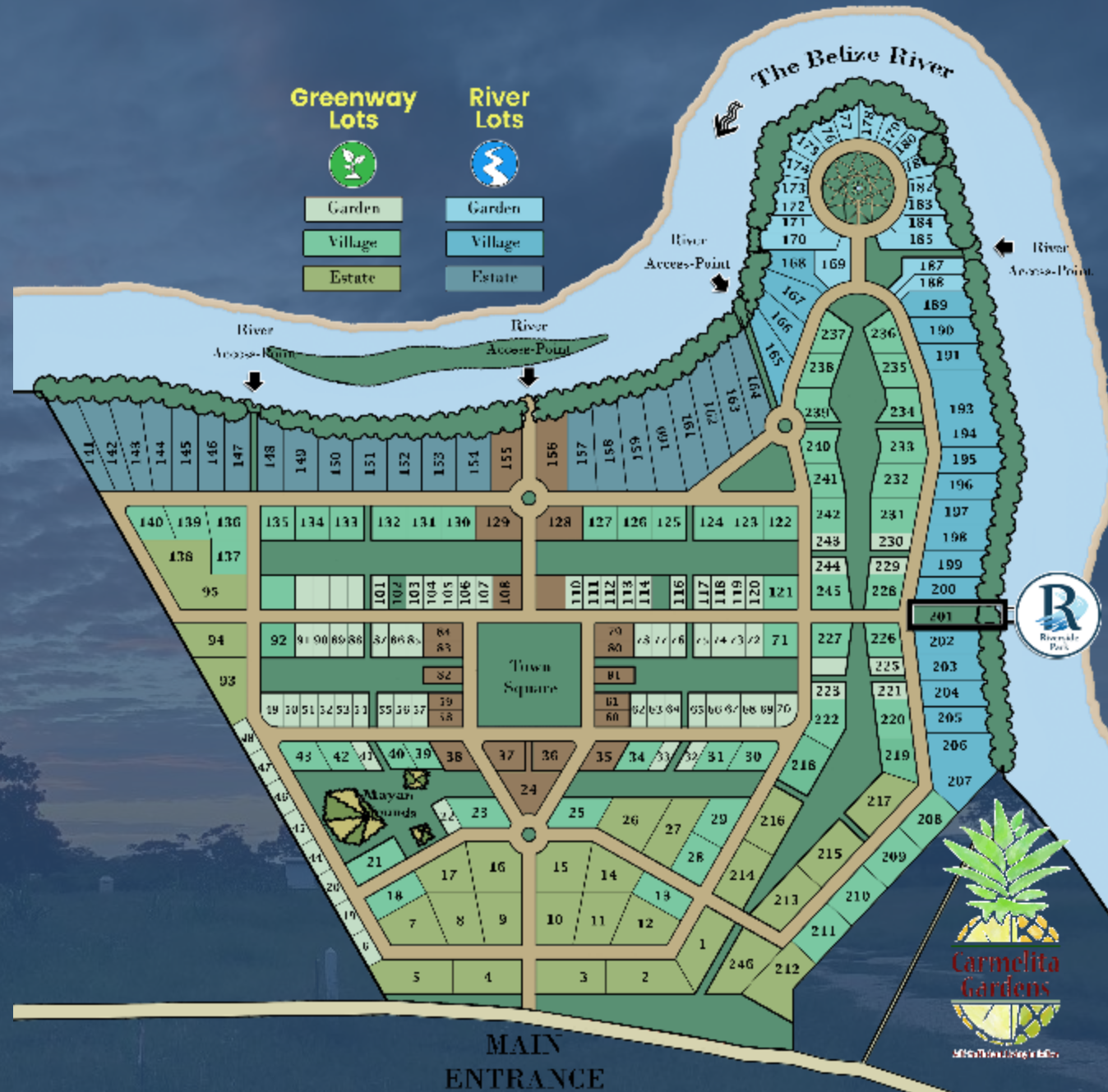
Type	Prices
Green Garden	\$35,000
Green Village	\$40,000
Green Estate	\$45,000
River Garden	\$55,000
River Village	\$65,000
River Estate	\$75,000

Home Site sizes range from

50' x 100' (1/8 acre)

to

80' x 325' (1/2 acre)



Independent Homes

Self-sufficient and Comfortable



STANDARD FEATURES:

- ✓ Solar Power
- ✓ Rainwater Harvesting
- ✓ Eco-friendly Wastewater
- ✓ Quality Materials and Methods
- ✓ Granite Countertops
- ✓ Exotic Hardwoods
- ✓ Other features to Owners Specifications

~ COST: US\$125-\$175 / square foot



555-777-7777

Independent Homes

From Vision to Reality

7 STEP PROCESS:

- 1) Home Site
- 2) Home Design
- 3) Building Quote
- 4) Building Contract
- 5) Building Permit
- 6) Construction Process
- 7) Construction Walk-Thru

WELCOME HOME!



7 STEP PROCESS

Turning Dreams into Plans



1. Choose a Home Site

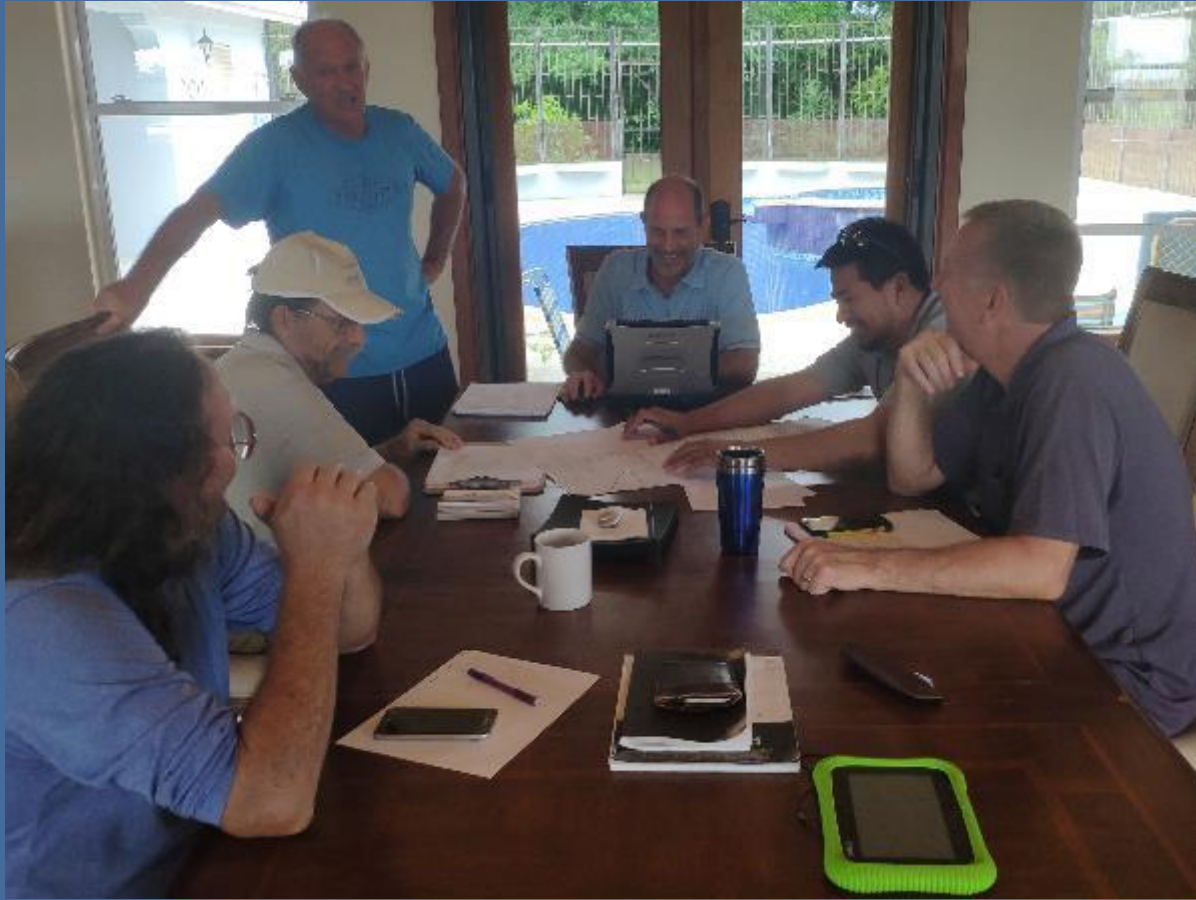


2. Choose a Home Design



7 STEP PROCESS

Working Together to Build Your Dream Home



3. Building Quote

4. Building Contract



5. Building Permit



7 STEP PROCESS

Sharing Your Dream



6. Construction Process

With Regular Reports and Photos

7. Construction Walk-Thru

and Occupancy Certificate



Building Community Together

WELCOME HOME!

“All-and-all, we couldn’t have asked for a better building experience.”

~JD and MaryAnn



Aloha Through Design & Build



GARDEN COTTAGES

Self-Sufficient Cottages Starting at \$90,000
Home Site & Cottage Packages Starting at \$125,000





VILLAS

Self-Sufficient Villas Starting at \$150,000
Home Site & Villa Packages Starting at \$190,000





MANORS

Self-Sufficient Manors Starting at \$200,000
Home Site & Manor Packages Starting
at \$245,000



Carmelita Gardens

A Community of Individualists



*Carmelita Gardens,
Belize!*



Lots & Homes

Lifestyle & Budget

Lot Types & Prices

Type	Prices
Green Garden	\$35,000
Green Village	\$40,000
Green Estate	\$45,000
River Garden	\$55,000
River Village	\$65,000
River Estate	\$75,000

Home Construction

Starting at \$100,000



Growing Carmelita Gardens

Finance and Prepare Your Future

LEGACY

*“Prepare the umbrella
before it rains.”*

~ Malay Proverb

20%

down payment

20%

per year in monthly payments

2020

Discovery Tour Refund

Example: Green Garden Lot - \$35,000

Down Payment = \$7,000 – Monthly Payments = \$583



Growing Carmelita Gardens

Become a Founder of a New Town

FOUNDER

Building Program

*“Go West and grow up
with the country.*

*There is health in the
country, and room*

away from our crowds

of idlers and

imbeciles.”

~ Horace Greeley

15%

Off on the price of your Lot

7.5%

Discount for cash payment on Lot

7.5%

Credit for Building within 1 year



Discovery Tour Refund



DISCOVERY TOURS



TOUR INCLUDES

- Lodging, Transportation, and Meals
- Visits to Local Towns and Attractions
- Spanish Lookout – Mennonite Town
- San Ignacio – Hub of the West
- Farmer's Market and Shopping
- Maya Ruins and Ice Cream
- Carmelita Gardens Tour and Socializing

SNGL \$499

DBL \$699



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**Don't Just Follow
the Path of Progress -
Be the Path of Progress!**

info@CarmelitaGardens.com