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Grand Penthouse Sets Cape Marco Condo Sales Record at $7.2 Million

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A grand penthouse atop the Belize Tower has sold for $7.2 million, setting a new condominium sales record for Cape Marco. The 16,893-square-foot residence at 970 Cape Marco Drive occupies approximately half of the building's top floor and was exclusively marketed by Cathy Rogers, global real estate advisor with Premier Sotheby's International Realty's Marco Island office. The transaction sets a new condominium sales record for Cape Marco and gives Rogers the top two sales in the Belize building. In 2023, she represented the sale of Penthouse 2405 for $6.35 million, which previously held the building record.

The closing marks the end of an unusually long journey for the residence, which had been on and off the market for more than 20 years. Rogers represented the property for more than two years, using a wide range of marketing channels to reach prospective buyers before securing the $7.2 million sale.

The six-bedroom residence, known as Grand Penthouse 2506, encompasses 16,893 total square feet and offers 360-degree views spanning the Gulf, Marco Island, and the Ten Thousand Islands. Positioned on the 25th floor, the residence includes six full baths, two half baths, six terraces and a private air-conditioned two-car garage. A private elevator opens to a grand foyer finished with alabaster, granite and Crema Marfil marble inlays.

The main salon features walls of glass, soaring ceilings and a floor-to-ceiling fireplace crafted from marble, alabaster and glass tile. A formal dining room accommodates more than 12 guests, while the kitchen is complemented by a butler's pantry and adjoining family room overlooking the Gulf. The floor plan also includes an executive office, media room, library, and separate staff quarters. The primary suite features a cedar-lined walk-in closet, private sauna, and an expansive rooftop terrace overlooking the Gulf. Residents of Belize have access to Cape Marco's beachfront amenities, including a pool, fitness center, and tennis courts within the gated community.

"The upper end of Marco Island's condominium market is defined by scarcity. To have represented both the highest and second-highest condominium sales in Belize is incredibly meaningful. These transactions show that buyers will respond to scale, privacy, and views when the right property and the right buyer come together," said Cathy Rogers, global real estate advisor, Premier Sotheby's International Realty, Marco Island office

"At this level of the market, a residence of this scale isn't about finding just any buyer. It's about finding the right buyer who understands what cannot be replicated. More than 13,500 square feet on the top floor, six terraces, and 360-degree views make this a highly specific offering, and achieving a record sale reflects the value that the buyer ultimately placed on those attributes."