EAST BLOCK · CRAWFISH ROCK ROAD, ROATÁN

Lot E3

Sea view · Available

PRICE (DEMO)	SIZE	WIDTH × DEPTH	STREET SIDE FACES	LOT WITH A HOME FROM
$193,000	~1,080 m² (1,545 varas²)	~28 × 56 m	South-west	$418,000





Photos taken on lot E3, October 2026. Real, unedited land.

About this lot

Lot E3 is the largest lot in the east block, about 1,080 m², roughly 28 by 56 metres: open lawn between palms and mature trees. It is reached from the cul-de-sac road.

On the east edge of the site it is the first lot to catch the east trade wind, which keeps it cool, and it is also the closest to the public road. The street side faces south-west.

With its size, all three designs fit, including the Pool Villa.

Where it is on the site



North is up. The gold line is Crawfish Rock Road; the concrete access road is grey.

Your home on this lot



Hillside House

Two storeys on stilts, gable roof, wrap-around deck, plunge pool, about 140 m² inside.

$419,000 to $552,000

lot, house and closing costs, all in



Modern Glass House

Two storeys, double-height glass stairwell, carport, about 170 m² inside.

$418,000 to $569,000

lot, house and closing costs, all in



Pool Villa

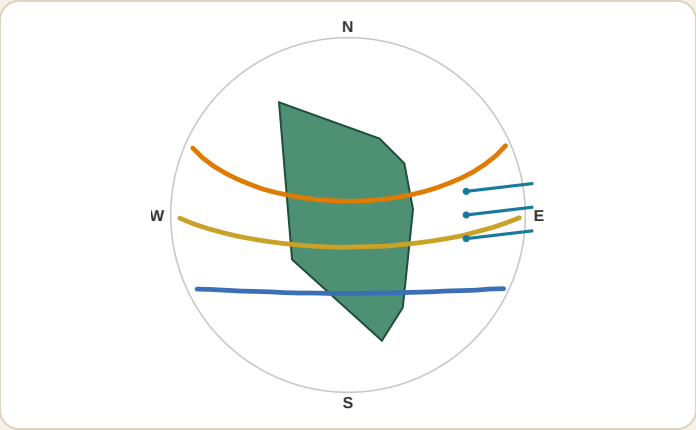
Three levels down the slope, wrap-around decks, infinity pool, about 200 m² inside.

$520,000 to $706,000

lot, house and closing costs, all in

All-in ranges add the lot price, the build at about $969 to $1,615 per m² (published local figures) with a hillside and soft-cost allowance, and 4 to 7% closing costs. Indicative, not a quote. Renders from the developer's billboard; designs can be adapted, or bring your own architect.

Sun and wind



21 June · March and September · 21 December · Trade wind

	SUNRISE	SUNSET	NOON SUN
21 June	05:16	18:19	83° to the north
20 March	05:52	17:55	74° to the south
22 September	05:37	17:40	74° to the south
21 December	06:11	17:17	50° to the south

Street side faces south-west: the front gets sun most of the day from October to March, and afternoon sun all year, so shade that side. On the east edge of the site the trade wind arrives first and unfiltered: open the house to the east for cooling.

Roatán is close to the equator: the sun passes almost straight overhead in early May and early August. The trade wind blows from the east most of the year.

Climate on Roatán

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
28°/21°	28°/21°	30°/23°	30°/23°	31°/24°	31°/25°	31°/24°	32°/25°	32°/25°	30°/24°	29°/22°	28°/22°
277	182	115	76	81	139	202	168	192	444	448	399

Average day and night temperature and rainfall (mm) per month. Driest in April and May, wettest from October to December.

Close by

Beta District: coworking, café, gym	**2 min walk**
Clinic, Duna Tower	**Across the road**
Quiet beach at Palmetto	**15 to 20 min walk**
Megaplaza Roatán, shopping	**Just down the road**
Supermarkets, French Harbour	**Short drive**
Hospital, 24/7 emergency	**Short drive**
Roatán airport	**About 20 minutes**

How holding a lot works

1. **Hold.** Tell us you're interested and we hold the lot while your lawyer reviews the documents.
2. **Lawyer review and deposit.** Your own lawyer checks title and documents. A deposit secures the lot.
3. **Contract.** The purchase contract sets price, dates and conditions, signed electronically.
4. **Closing.** Before a Honduran notary, directly or by taking over the company that holds the lot. No need to fly in.

Documents for this lot

TO BE PROVIDED BY THE DEVELOPER

- ☐ Property title certificate
- ☐ Lien-free certificate
- ☐ Survey plan of this lot
- ☐ Cadastral record
- ☐ Subdivision approval
- ☐ Environmental licence
- ☐ Municipal tax clearance
- ☐ Company documents (if bought via the company)
- ☐ Utilities availability
- ☐ Community rules
- ☐ Reservation and purchase agreement

Walk lot E3 with us, or ask a question

WhatsApp +504 9979-9710 · We're two minutes from the land, in Beta District.
Scan to message us about lot E3, or open the location in Google Maps.

WHATSAPP

LOCATION