



BELICE
📍 Cape Coral

"In VESA, we combine care and innovation to build modern homes that redefine life. Our commitment to quality and aesthetics transforms houses into welcoming spaces for an exceptional lifestyle. VESA - Building Dreams, Creating Lifestyles."



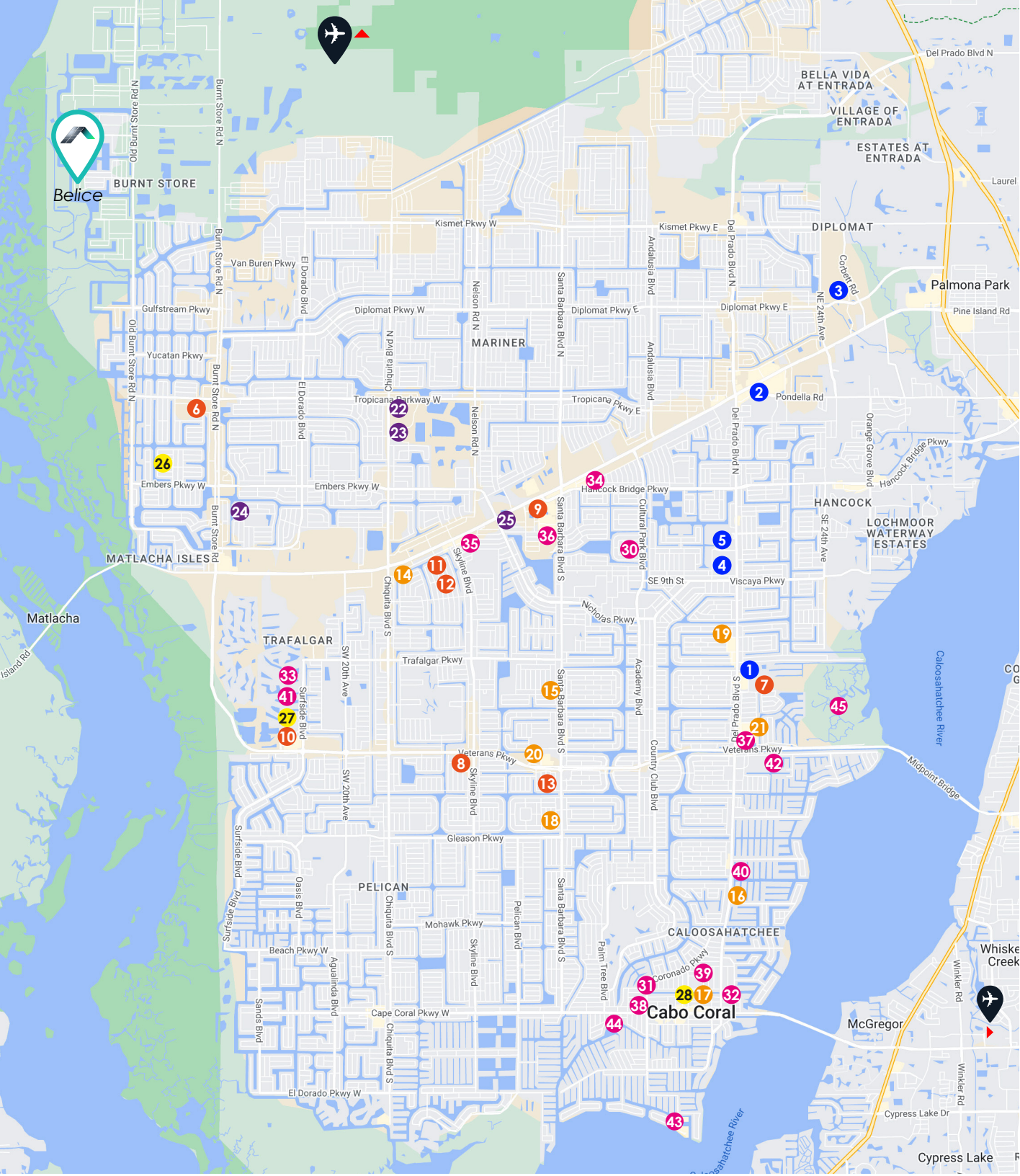
Why invest in Cape Coral?

Located near Fort Lauderdale with views of the Gulf of Mexico, Cape Coral is a vibrant and friendly community with all the beauty one can expect from the southwest of Florida. Famous beaches, golf courses, and family attractions make Cape Coral an appealing destination for all its visitors.

Once again, Cape Coral is an exceptional sanctuary for real estate investors. Some of the main reasons to invest in Cape Coral are:

- ✔ Great job opportunity.
- ✔ Close proximity to international airports.
- ✔ Educational growth (new schools and universities).
- ✔ Recreational centers and nature reserves.
- ✔ Close proximity to the sea.
- ✔ Similar climate to Miami.
- ✔ Low crime rate.
- ✔ High income levels of residents.
- ✔ Ideal place for retirement.
- ✔ High rental potential, especially between November and May.
- ✔ No state income tax.
- ✔ Relatively lower prices compared to neighboring coastal cities like Bonita, Naples, Sarasota, and Venice.





Cape Coral

The Americas Venice

Medical Centers

- 1 MaxHealth Primary Care
- 2 Encompass Health Rehabilitation Hospital of Cape Coral
- 3 Va Clinic Cape Coral
- 4 Lee Community Healthcare Inc
- 5 Cape Coral Hospital

Markets

- 6 7-Eleven
- 7 Walmart
- 8 The Home Depot
- 9 Mercola Market
- 10 Surfside Farmers
- 11 European Grocery
- 12 Farmer Joe's
- 13 C. Coral's MEAT M.

Restaurants

- 14 Bob Evans
- 15 Chuchi's
- 16 México Lindo
- 17 Iguana Mia
- 18 Cubay
- 19 Tacos San Miguel II
- 20 3 Pepper Burrito Co.
- 21 Mangia Bene

Education

- 22 Mariner High School
- 23 Mariner Middle School
- 24 Oasis Elementary North
- 25 North Nicholas High School

Gyms

- 26 Fit Focused
- 27 Anytime Fitness
- 28 Hammerhead Gym
- 29 Mangia Bene

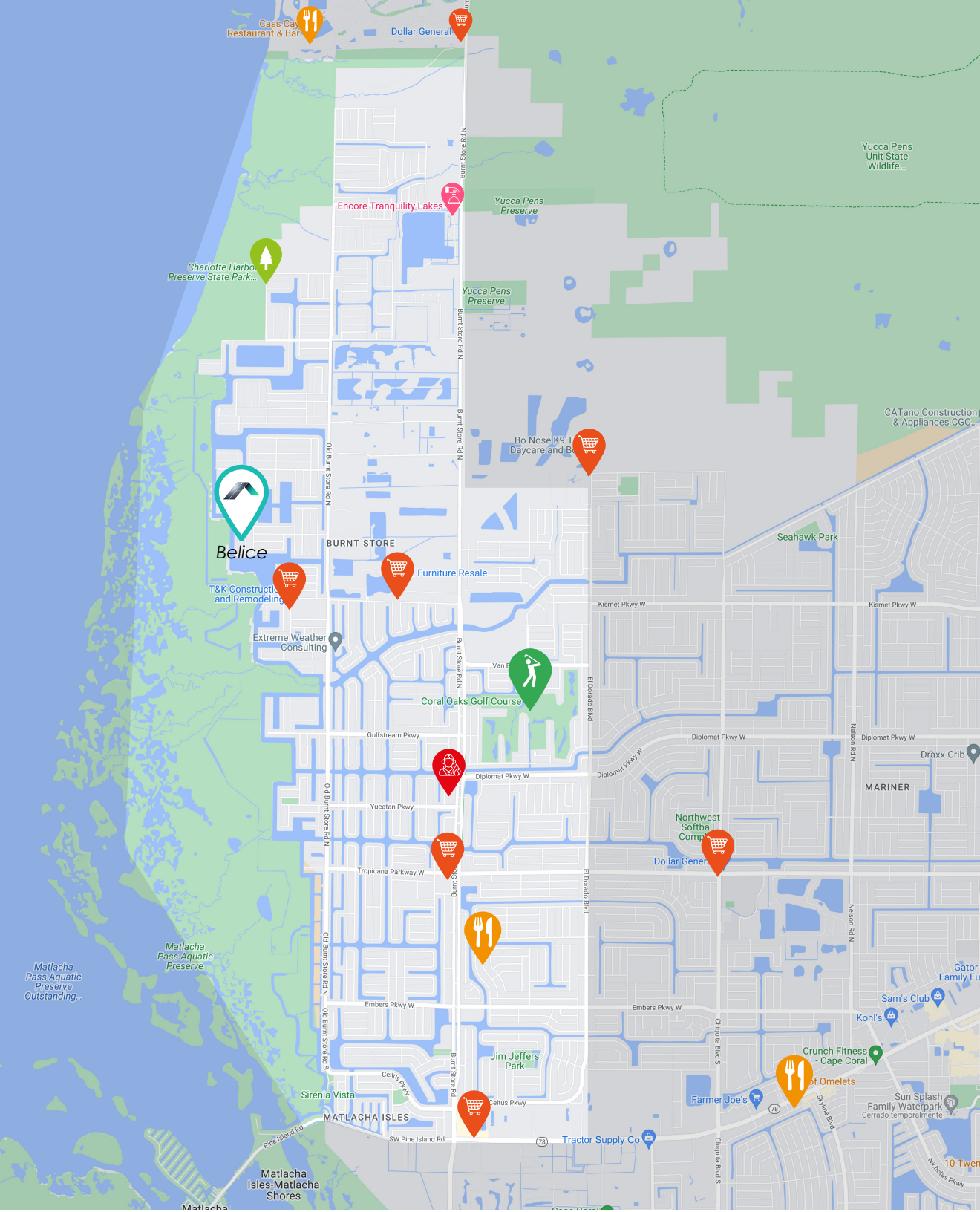
Arts, Culture & entertainment

- 30 Cultural Park Theatre
- 31 Cape Coral Art Center
- 32 Art In the Cape
- 33 White Eagle Boat Rental
- 34 Gator Mike's Family
- 35 The Cape Escape Rooms
- 36 Tropical Breeze Fun Park
- 37 Marquee Cinemas
- 38 Back Streets Sports Bar
- 39 The Dek Bar
- 40 Speed Dock Boat Rentals
- 41 White Eagle Boat Rental
- 42 Captain Mannis Executive
- 43 Yacht Club Public Beach
- 44 Four Freedoms Beach
- 45 Four Mile Cove Ecological



Southwest Florida International Airport
to 23 km (14.1 miles) from Cape Coral

Charlotte County Airport
to 32 km (20 miles) from Cape Coral



Burnt Store

Cape Coral

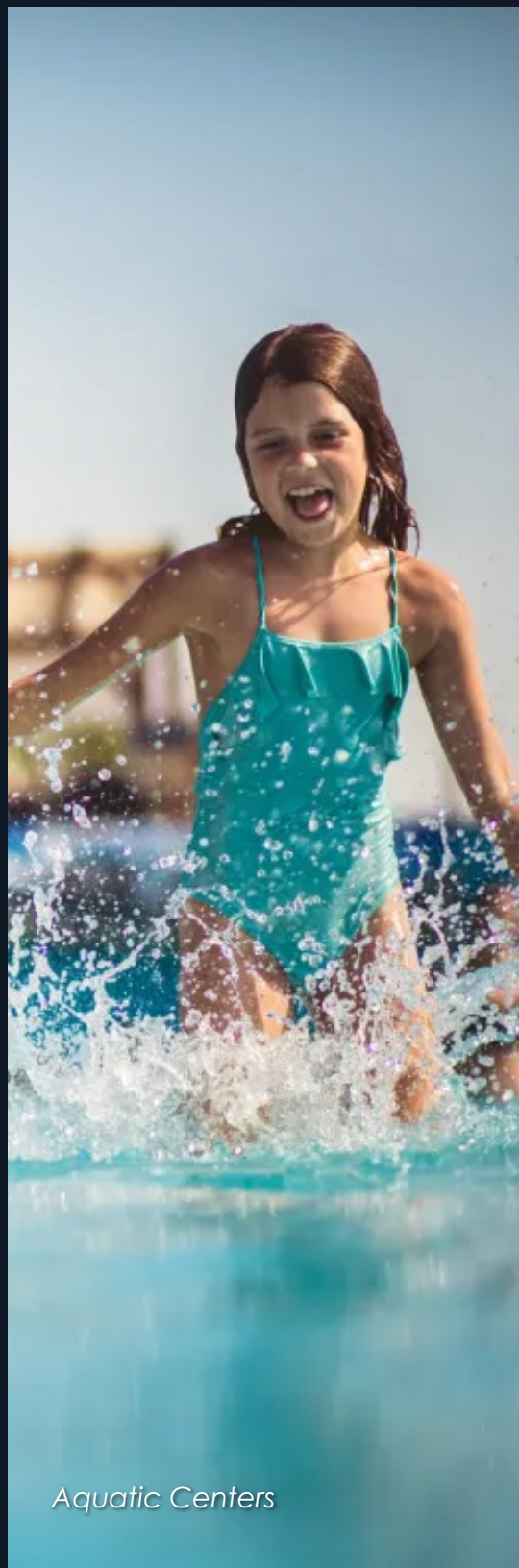
Burnt Store hosts some of the finest and most affordable homes in the area, not to mention countless amenities that the whole family will enjoy. In any section of the city, world-class golf courses await. In addition to the sprawling courses, community parks, sports courts, fields, walking trails, and playgrounds fill this beautiful city.



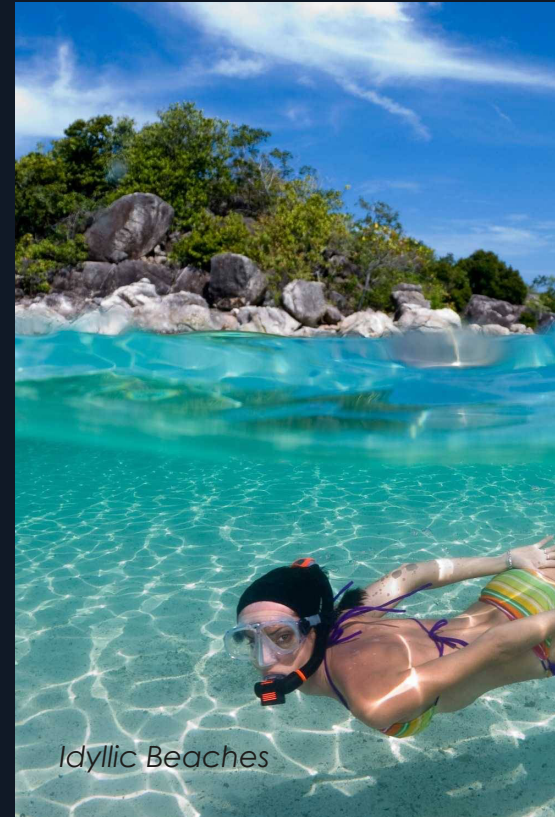
Boat rental



Nature Reserves and Fauna Biodiversity



Aquatic Centers



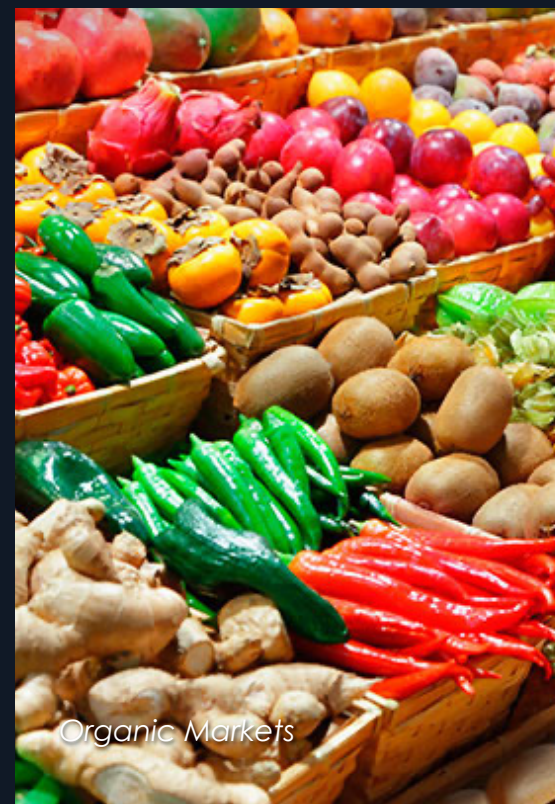
Idyllic Beaches



Hangout spots with friends



International Cuisine



Organic Markets

Belice

 Cape Coral



LOCATION:

2725 NW 46TH AVE CAPE CORAL FL 33993

NEIGHBORHOOD: BURNT STORE

STATE: FLORIDA

COUNTY: LEE

LOT SIZE:

85 FT X 125 FT = 10.625 SQ FT

25.92 M X 38.1 M = 987.09 M2

AREA LIVING:

1.953 SQ FT / 181.44 M2

GARAGE: 550.55 SQ FT / 51.15 M2

FRONT PORCH: 88.09 SQ FT / 8.18 M2

REAR PORCH: 378.58 SQ FT / 35.17 M2

TOTAL:

2,970.22 SQFT / 275.94 M2

- DESCRIPTION:

- 4 bedrooms, 3 bathrooms, and a swimming pool.
- Garage with space for 2 cars.
- Tile roof.
- Common areas with tile flooring.
- Bedrooms with Luxury Vinyl Tile (LVT) flooring.
- Quartz countertops in the kitchen and bathrooms.





Front house



Lanai and swimming pool



Kitchen



Dinette



Great room



Bathroom 2



Master suite



Master Bathroom





Bedroom 2



Bedroom 3



Bedroom 4



Bathroom 3

"Founded in 2018, VESA Investment Group is a dynamic real estate company specializing in urban markets and mixed-use properties. From strategic investments to detailed development, we create vibrant spaces that reflect our commitment to innovation and sustainable growth."



www.vesainvestmentgroup.com

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