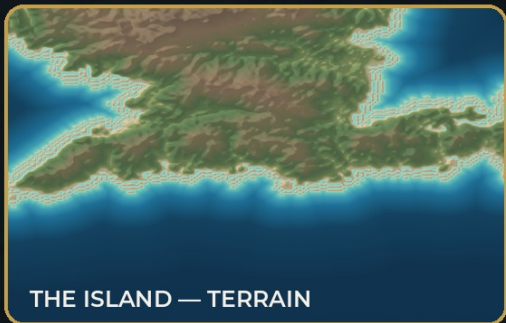


PRIVATE ISLANDS INC.

KORO SUN RESORT

SAVUSAVU, VANUA LEVU, FIJI



THE ISLAND — TERRAIN

127.43 ACRES • FREEHOLD
56 GUEST KEYS • 9-HOLE GOLF

16.799°S 179.422°E

ELEVATION — HILLTOP 382 FT



THE ESTATE

At a Glance

LOCATION	Savusavu, Vanua Levu, Fiji
TENURE	Freehold
LAND AREA	127.43 acres
GUEST KEYS	56
GOLF	9-hole course
HILLTOP	382 ft

ACRES OF FREEHOLD

Freehold is a rarity in Fiji, where most land is held under native lease — here it carries a working resort and a consented development pipeline.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	127.43 acres
TENURE	GUEST KEYS
Freehold	56
HILLTOP	WATERS
382 ft	Savusavu Bay

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REGION — FIJI

Most land here is iTaukei land, held under native lease — typically 99 years through the iTaukei Land Trust Board — or Crown lease. Freehold is eight percent of the country, which is why an estate of this scale on the Savusavu coast so rarely reaches the market.





THE RESORT

A Going Concern

Koro Sun has traded since 2000 and has been held under the same ownership for over 23 years. It is sold with vacant possession as a freehold going concern: 56 guest keys, from signature overwater Edgewater bures to lush rainforest villas, around a private lagoon on the Savusavu coast.

THE OPERATION

Turn-Key, Then Choice

The grounds carry an award-winning rainforest spa, three restaurants, four bars, two swimming pools, a tennis court and a nine-hole golf course, on independent water and high-capacity power. Currently owner-operated, it suits self-management, a global brand or a franchised operator — and the listing reports double-digit growth in room revenue and occupancy into early 2026.

THE LAND

Coast to Ridge

The 127.43 acres run from coastal frontage and the lagoon shore up into elevated interior ridges — a strategic blend of shoreline and rainforest that gives the estate distinct environments for the resort, for residences and for retreat ground, all inside one freehold boundary on Vanua Levu.

DEVELOPMENT UPSIDE

77 Lots in the Pipeline

Thirteen lifestyle lots are ready for immediate sale. A further 36.4 hectares is consented for 64 luxury residential lots, and the listing identifies potential for additional marina-view villas above the sheltered waters of Savusavu Bay — the yachting capital of Fiji.





LAND AND WATER

Lagoon, Bay and Ridge

The resort wraps a calm private lagoon ringed by its Edgewater bures, opening to the sheltered waters of Savusavu Bay — deep, protected water that has made this coast Fiji's yachting capital. Behind the shore the ground climbs through coconut plantation and rainforest to the estate's interior ridges, so the same boundary holds lagoon, bay frontage and high green country.

KNOWN FOR

A freehold going concern — 56 keys, golf and a rainforest spa on the Savusavu coast, with 77 consented residential lots behind it.

DAYTIME HIGH $\pm 84^{\circ}\text{F}$ · NIGHT LOW $\pm 73^{\circ}\text{F}$



BY AIR

Fifty Minutes from Nadi

Guests arrive on a 50-minute scenic flight from Nadi to Savusavu Airport, followed by a 15-minute private shuttle to the resort — the listing's own 'touchdown to poolside' route, along the Hibiscus Highway to the estate gate.

THE GATEWAY

Savusavu & the North

Savusavu town, the coast's yachting and services hub, lies about six miles west along the bay; Labasa, Vanua Levu's northern town, is 26 miles straight-line across the island's green interior.

DISTANCES — STRAIGHT LINE

Savusavu Airport 5 mi · Savusavu 6 mi · Labasa 26 mi

ONE ESTATE • FREEHOLD • 127.43 ACRES

LOCATION

On the Map

SAVUSAVU COAST • VANUA LEVU, FIJI



GALLERY

The Estate in Frames



A rainforest stream in the grounds



Inside a guest suite



An Edgewater bure at sunset



The resort pool



PRIVATE ISLANDS INC.
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

KORO SUN RESORT

SAVUSAVU, VANUA LEVU, FIJI

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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info@privateislandsinc.com

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