PRIVATE ISLANDS INC.

MALAFAKALAVA ISLAND

VAVA'U, TONGA



1.5 ACRES · LEASEHOLD

JAPANESE CORAL GARDEN · PRIVATE DOCK

18.691°S 174.021°W



THE ESTATE

At a Glance

LOCATION	Vava'u, Tonga
TITLE	Leasehold
LAND AREA	1.5 acres
LEASE	30 years, renewable
STRUCTURE	Restaurant + pavilion
SUMMIT	124 ft

COMPANY SHARE OFFERED

The sale is a 99% share in the holding company, carrying the island's 30-year renewable government lease and its existing business framework.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
1.5 acres

TITLE
Leasehold

SUMMIT
124 ft

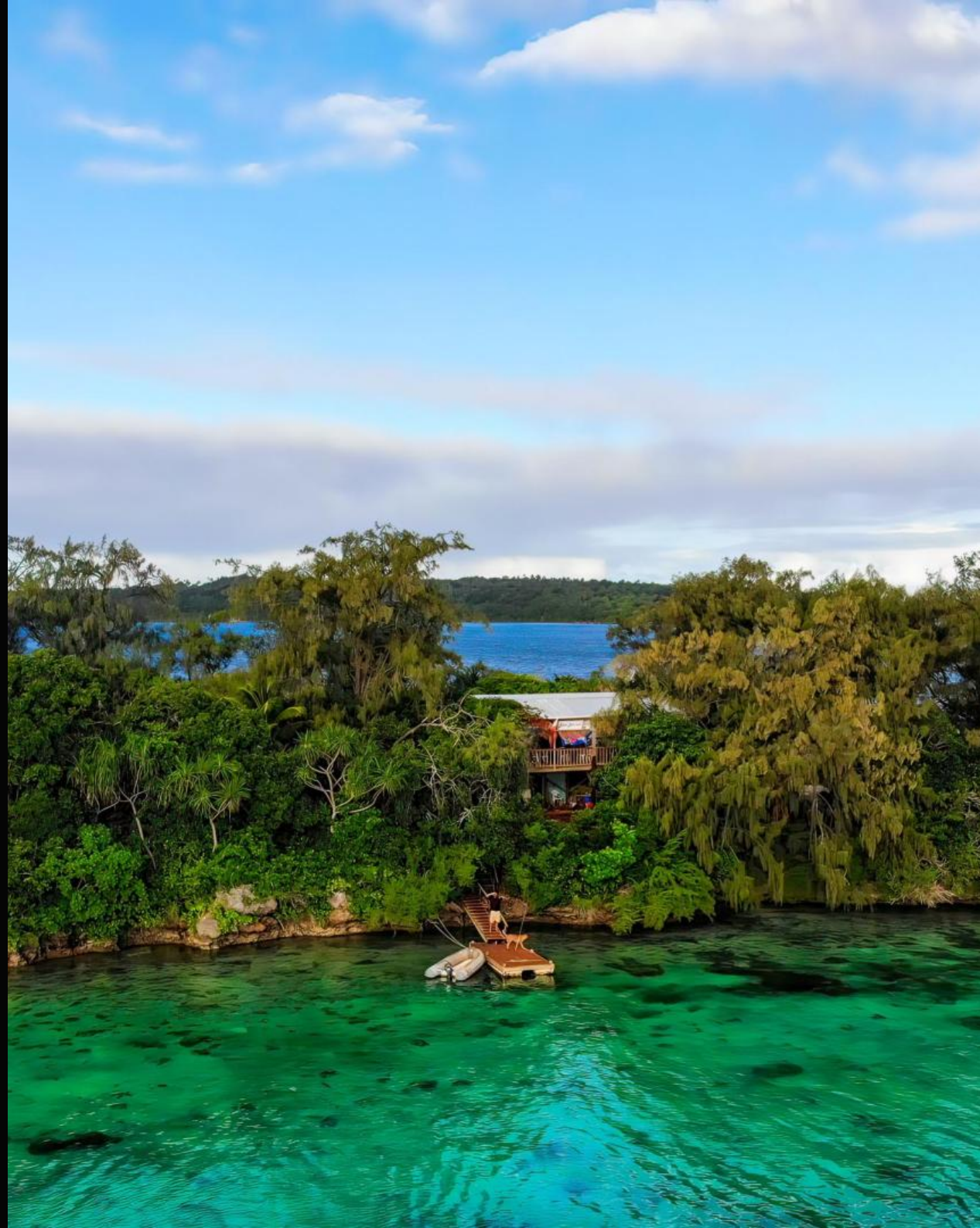
WATERS
South Pacific

LEASE
30 years, renewable

www.privateislandsonline.com/south-pacific/tonga/malafakalava-island

REGION — TONGA, THE FRIENDLY ISLANDS

Tonga is a Polynesian kingdom of island groups scattered across the South Pacific, and its land is held by the Crown and noble estates, so island holdings pass by lease rather than freehold sale. Vava'u is its sailing capital, built around the Port of Refuge harbour.





THE ISLAND

A Jewel in Vava'u's Waterways

Malafakalava sits in the emerald-green waterways at the heart of Vava'u, a 1.5-acre tropical island cooled by the trade winds. Its interior is naturally landscaped with majestic ironwood trees and four rare sandalwood trees, valued across the South Pacific for their fragrant timber.

THE LEASE

A Share, A Lease, A Business

The island is offered as a 99% company share in Lototomona Tours, a structure that carries a 30-year renewable government lease. The acquisition also includes 15 metres of water rights around the shoreline, a critical asset for maritime development.

WHAT STANDS

The Open-Air Restaurant

At the island's heart stands a charming two-story, open-air restaurant and covered pavilion, positioned to capture views of the turquoise lagoon and the daily passage of local and international yachts.

THE BUSINESS

Turnkey from Day One

The existing business framework simplifies the path to commercial operation or private residency. The listing frames the island as a boutique eco-tourism base: run the eatery in the morning, and dive into the coral gardens in the afternoon.





LAND AND WATER

The Japanese Coral Garden

Directly off the island's front beach lies the Japanese Coral Garden, an underwater ecosystem prized by snorkellers for its intricate coral formations and neon-hued tropical fish. The island is a front-row seat to humpback whale season, with whales and sea turtles frequently observed from the shoreline.

KNOWN FOR

The Japanese Coral Garden island: a leasehold eatery island in Vava'u with a two-story restaurant, a floating dock and whale-season frontage.

DAYTIME HIGH ±85°F · NIGHT LOW ±71°F



BY BOAT

Minutes from Neiafu

A private floating dock sits within a safe, naturally protected harbour, allowing easy arrivals in varied weather. The listing counts Malafakalava among the most conveniently located private islands in the Vava'u group, a short boat ride from Neiafu's restaurants, markets and medical services.

BY AIR

Via Vava'u International

Travellers arrive through Vava'u International Airport, 8 miles north of the island, with onward transfer by boat from Neiafu. Nuku'alofa, the capital on Tongatapu, lies 185 miles to the south, linked by domestic flights.

DISTANCES, STRAIGHT LINE

Neiafu 4 mi · Vava'u Int'l Airport 8 mi · Nuku'alofa 185 mi

1.5 ACRES • LEASEHOLD • ONE EATERY ISLAND

LOCATION

On the Map

VAVA'U GROUP • TONGA, SOUTH PACIFIC



GALLERY

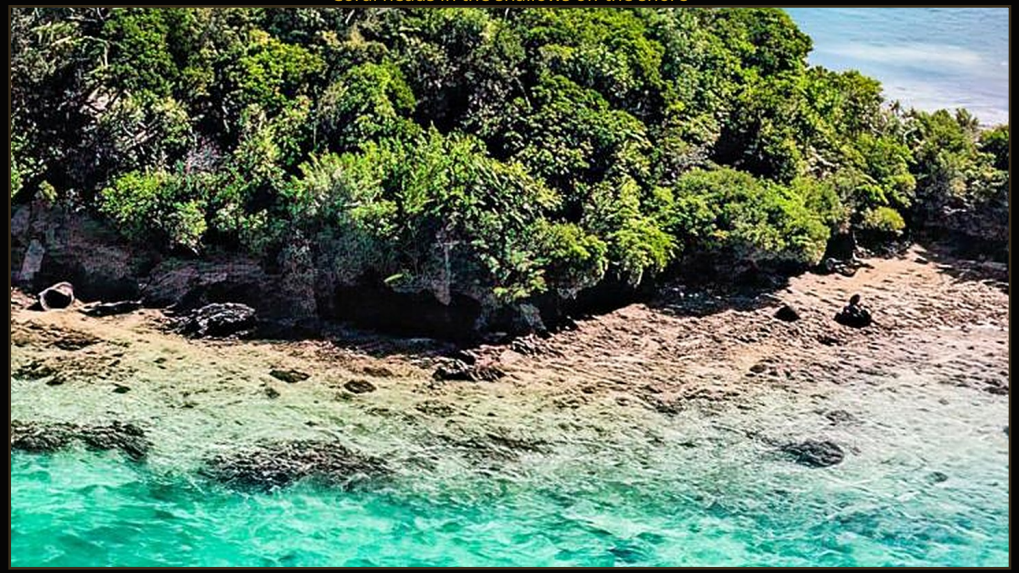
The Estate in Frames



Coral heads in the shallows off the shore



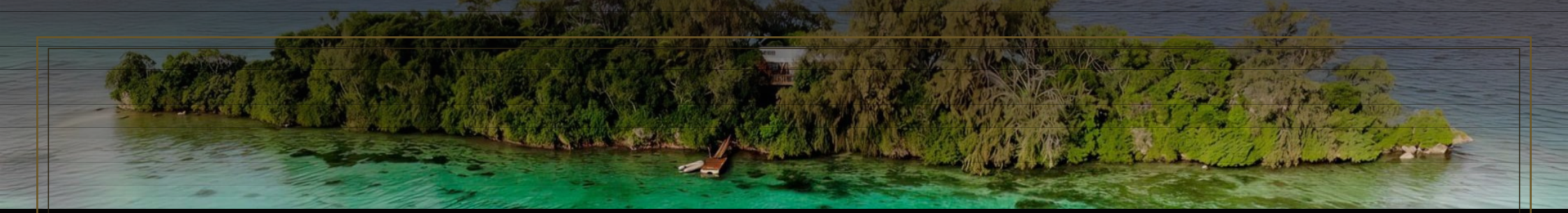
The restaurant deck, set in the trees



The reef flat at low water



At anchor in the island's clear shallows



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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VAVA'U, TONGA

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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