PRIVATE ISLANDS INC.

# NIUBAVU

QAMEA ISLAND · FIJI



THE ISLAND — TERRAIN

## 224.6 ACRES · FREEHOLD

## AN ESTATE ON QAMEA ISLAND

16.771°S 179.766°W

ELEVATION — SUMMIT 856 FT



THE ESTATE

# At a Glance

| | |
|---|---|
| LOCATION | Vatuacati Point, Qamea Island, Fiji |
| TITLE | Freehold |
| LAND AREA | 224.6 acres (90.9 ha) |
| FRONTAGE | 1,200+ m coastal |
| SUMMIT | 856 ft (Qamea Island) |

## ACRES OF FREEHOLD LAND

Freehold land accounts for less than 8 percent of Fiji's total landmass, and an oceanfront parcel of this scale, free of native lease complexities, is a rare find.

## ISLAND VITALS

**PRICE**
NOT PRINTED

**ACREAGE**
224.6 acres

**TITLE**
Freehold

**SUMMIT**
856 ft (Qamea Island)

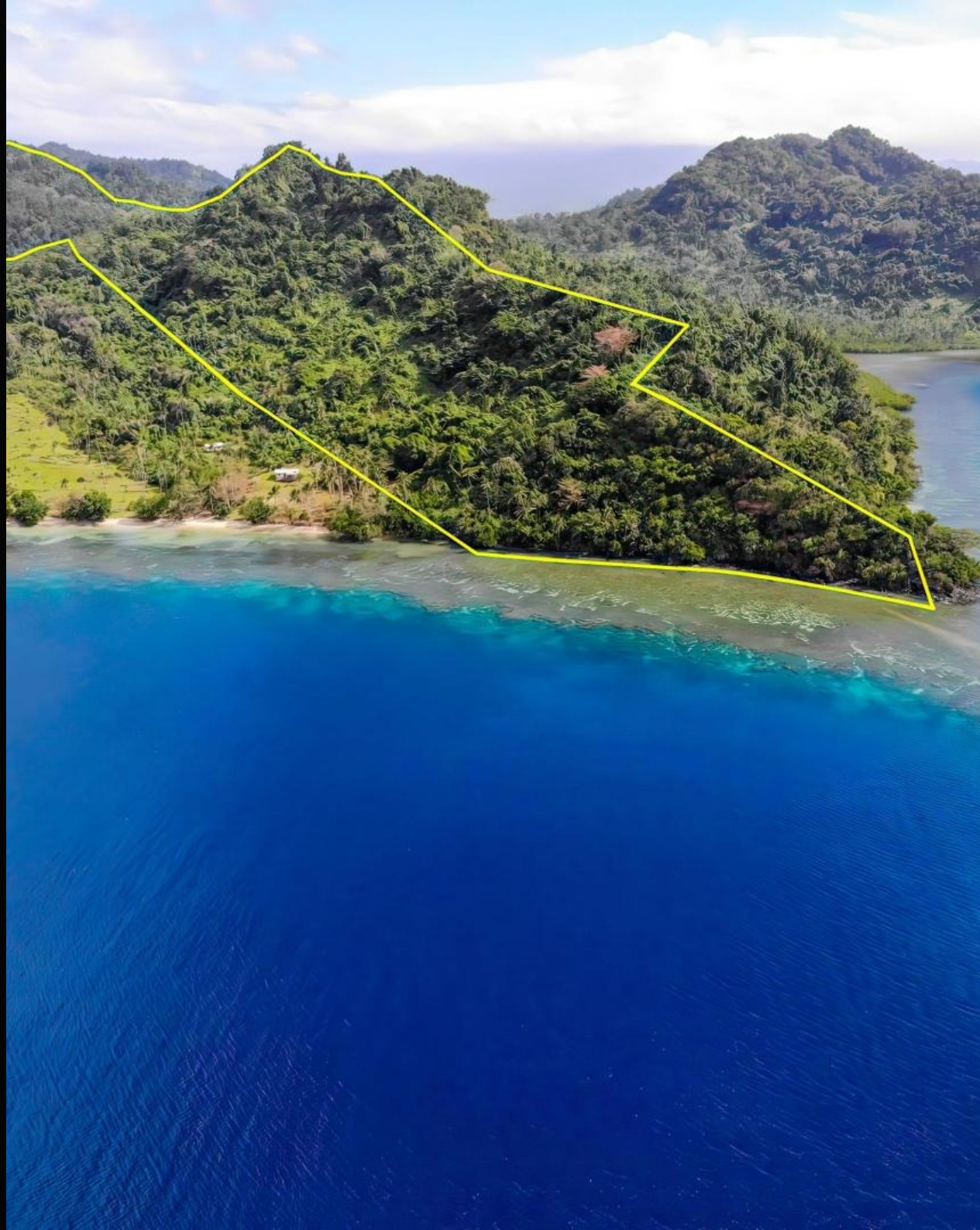
**WATERS**
Koro Sea

**ISLAND**
Qamea Island

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## REGION — FIJI — THE NORTHERN ISLANDS

Fiji's northern islands, off Taveuni, are the country's luxury resort corridor: Qamea sits beside Matagi and Laucala, among the South Pacific's best-known private island resorts. Most Fijian land is held by iTaukei landowning units, so freehold, which accounts for less than 8 percent of the landmass, carries a premium, and Fiji's investment climate remains favourable for foreign freehold ownership.





THE ESTATE

# A Freehold Estate on Qamea

The sale is the Niubavu estate, a 224.575-acre freehold parcel on the eastern coast of Qamea Island at Vatuacati Point, not the whole island. The pin on the map in this brochure marks Qamea Island, the estate's home island off Taveuni. This irregularly shaped block is one of the most significant freehold landholdings available in the northern Fiji islands, a generational investment opportunity in a corridor of private island resorts.

THE LAND

# Point, Ridge & Creek

The estate commands the prominent Vatuacati Point, providing over 1,200 metres of direct ocean interface and spectacular sunrise views over the Koro Sea. Its northern boundary follows a natural ridge line, offering multiple eagle-nest building sites with 360-degree views, while the southern boundary extends nearly 1.3 kilometres inland to a freshwater creek that serves as a natural border.

THE CANVAS

# Beachhead to Ridge

The estate's geography provides a diverse range of development environments, from sea-level beachheads to high-altitude ridges, with the scale and seclusion required for a flagship eco-resort or an ultra-exclusive private family compound. Life here is defined by the absolute silence of the South Pacific, punctuated only by the sound of the reef.

THE VALUE

# A Legacy Asset

Whether the land is preserved for conservation or developed as a world-class retreat, Niubavu is a legacy asset. The listing frames the choice plainly: buffer space and sovereign security are the ultimate luxuries, and this 224-acre freehold tract offers a protected sanctuary with profound environmental and financial appreciation potential.

### A NOTE ON IMAGERY

One image supplied with this listing was generated from an AI-produced video still. It has been excluded from this brochure. Every photograph printed here is a real photograph of the property.







LAND AND WATER

# Reef, Ridge & Creek

The waters around Vatuacati Point are characterised by vibrant fringing reefs, offering world-class snorkelling and diving, and between November and April the local breaks become a destination for surfers seeking uncrowded waves. On land, a natural creek and varied elevations support a rich array of indigenous flora and fauna.

KNOWN FOR

Scale and rarity: a 224.6-acre freehold estate at Vatuacati Point, in a resort corridor of private islands off Taveuni, with reef, ridge and creek in one title.



BY AIR & BOAT

## Connected Through Taveuni

International travellers fly into Nadi (NAN) and take a 70-minute domestic flight to Matei (TVU) on Taveuni. From Matei, a 15-minute drive to Navakacoa is followed by a 30-minute private boat transfer that delivers guests directly to the estate, exactly as the listing describes.

SELF-SUFFICIENCY

## Power from the Land Itself

As a non-developed site, the estate is a prime candidate for a fully renewable energy grid: the high ridges are ideal for wind and solar harvesting, while the southern creek offers potential for natural water management.

DISTANCES — STRAIGHT LINE

Matagi Island 3 mi · Laucala Island 5 mi · Matei Airport (TVU), Taveuni 9 mi

224.6 ACRES • 1,200+ M OF FRONTAGE • FREEHOLD

LOCATION

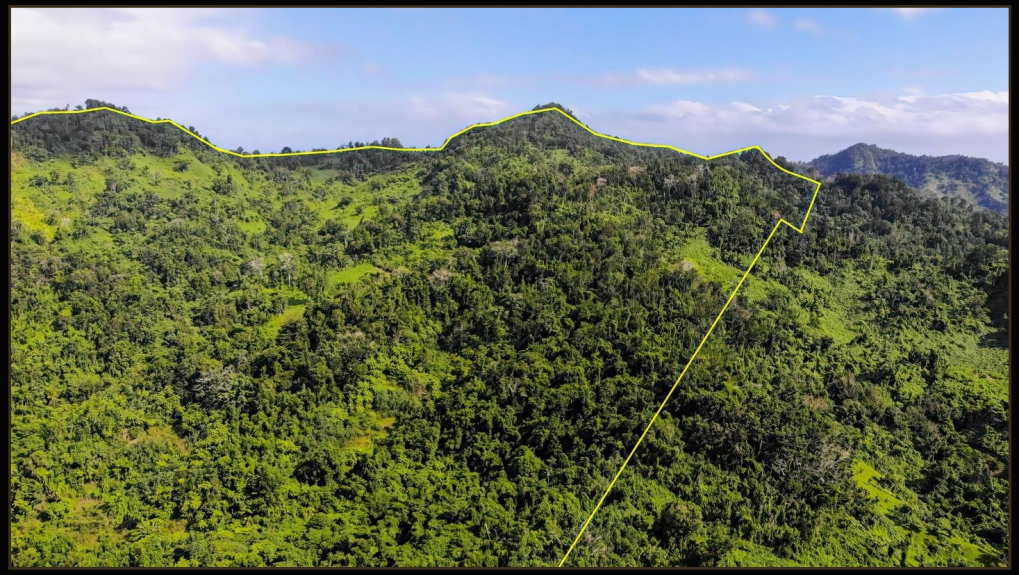
# On the Map

QAMEA ISLAND • NORTHERN FIJI



GALLERY

# The Estate in Frames



Forested slopes above the reef



Green ridges of the estate



The fringing reef, in detail



Shoreline beneath the point



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

# NIUBAVU, QAMEA ISLAND

QAMEA ISLAND · 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.

www.privateislandsonline.com/south-pacific/fiji/niubavu-qamea-island

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