

PRIVATE ISLANDS INC.

# NGERECHUR ISLAND

NORTHERN PALAU • SOUTH PACIFIC



60 ACRES • 99-YEAR LEASEHOLD  
GUEST VILLA • 200 M STONE PIER

7.755°N 134.621°E

ELEVATION — SUMMIT 161 FT



## THE ESTATE

# At a Glance

|           |                                          |
|-----------|------------------------------------------|
| LOCATION  | Northern Palau, Micronesia               |
| TENURE    | Leasehold — 99-year lease                |
| LAND AREA | 60 ac (20 ac leased)                     |
| RESIDENCE | Guest villa, 100 m <sup>2</sup> interior |
| PIER      | 200 m stone pier                         |
| UTILITIES | Water, power, internet, wastewater       |

### METRES OF STONE PIER

A newly built stone pier runs 200 metres from the shore to the navigable channel, with mooring for luxury yachts.

### ISLAND VITALS

|                      |             |
|----------------------|-------------|
| PRICE                | ACREAGE     |
| NOT PRINTED          | 60 acres    |
| TENURE               | SUMMIT      |
| Leasehold (99-year)  | 161 ft      |
| WATERS               | STATE       |
| Pacific barrier reef | Ngarchelong |

[www.privateislandsonline.com/south-pacific/ngerechur-laughter-island](http://www.privateislandsonline.com/south-pacific/ngerechur-laughter-island)

### REGION — PALAU

Palau is a Pacific archipelago in Micronesia, a US-aligned jurisdiction with an English-language legal system and no property tax. Its northern state, Ngarchelong, caps Babeldaob, the country's largest island — a coast of villages, mangrove and reef a short boat ride from Ngerechur.





THE ISLAND

# Laughter Island

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Ngerechur — also called Laughter Island — is a pristine 60-acre island at the northern tip of Palau. The offering secures a 99-year lease on about a third of it, the portion already developed, while the rest stays green behind the shore.

THE LEASED PORTION

# Developed and Ready

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The leased ground has been cleared into open beachfront zones, shaded trails and hilltops placed for sunrise and sunset. Essential infrastructure is installed and a functional residence is in place — a turnkey start rather than a raw land play.

THE VILLA

## A Working Show Residence

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The newly built guest villa was designed as a functional show unit: 100 square metres of air-conditioned interior and 300 square metres of covered outdoor living, with an indoor restroom and an outdoor heated shower run on fresh rainwater.

OUTDOOR LIVING

## Kitchen, Bar and Fire

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Outside, a full outdoor kitchen carries a pizza oven, barbecue grill and refrigeration — the social centre of the developed portion, built for long evenings between the beach and the reef.





LAND AND WATER

## At the Reef's Edge

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The island sits on the edge of a vast protected barrier reef, in waters the listing counts at over 1,300 fish species and 700 coral species. On land, clearings open the beachfront and trails climb to hilltops facing both sunrise and sunset — the reef begins where the sand ends.

KNOWN FOR

A developed leasehold foothold on Palau's protected barrier reef — villa, stone pier and utilities already in place.

DAYTIME HIGH  $\pm 87^{\circ}\text{F}$  • NIGHT LOW  $\pm 78^{\circ}\text{F}$



BY ROAD AND BOAT

## An Hour's Drive, Then 15 Minutes by Water

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The listing sets out the arrival plainly: about an hour's drive, then a short 15-minute boat transfer to the island. Boats land at the 200-metre stone pier, which reaches a navigable channel able to take luxury yacht mooring.

THE GATEWAY

## Four Hours from Asia's Hubs

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Internationally, Palau connects by air with four-hour flights from major hubs such as Hong Kong, Tokyo and Singapore. Roman Tmetuchl International Airport lies about 27 miles straight-line to the south, with Koror at 30.

### DISTANCES — STRAIGHT LINE

Ollei 2.5 mi · Mengellang 4.3 mi · Roman Tmetuchl Int'l Airport 27 mi · Koror 30 mi

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60 ACRES • 99-YEAR LEASE • ONE STONE PIER

LOCATION

# On the Map

NGARCHELONG • NORTHERN PALAU

PACIFIC OCEAN



**NGERECHUR ISLAND**

7.755°N 134.621°E

Ollei — 2.5 mi  
nearest village, on northern Babeldaob

0

2

4 mi

**STRAIGHT-LINE DISTANCES**

|                              |       |
|------------------------------|-------|
| Ollei                        | 3 mi  |
| Mengellang                   | 4 mi  |
| Roman Tmetuchl Int'l Airport | 27 mi |

GALLERY

# The Estate in Frames



Loungers on the cleared beachfront



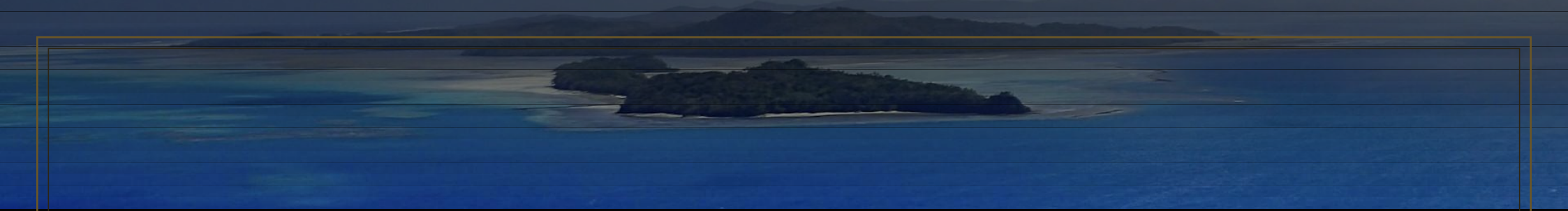
A shaded trail through the palms



The outdoor kitchen and bar



The villa's covered outdoor vanity



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

# NGERECHUR ISLAND

NGARCHELONG, PALAU

## 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/ngerechur-laughter-island](http://www.privateislandsonline.com/south-pacific/ngerechur-laughter-island)

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