

PRIVATE ISLANDS INC.

BUKHTARMA ISLAND

BUKHTARMA RESERVOIR, KAZAKHSTAN



THE ISLAND — TERRAIN

543 ACRES · FREEHOLD
220 HECTARES · ONE ISLAND

49.557°N 83.612°E

ELEVATION — SUMMIT 1509 FT



THE ESTATE

At a Glance

LOCATION	Bukhtarma Reservoir
LAND AREA	543.63 acres
TITLE	Freehold — company-held
STRUCTURES	None — undeveloped
TERRAIN	Mountainous, forested
SUMMIT	1,509 ft

ACRES UNDER FREEHOLD TITLE

One private landmass of 220 hectares, held in full freehold ownership rather than a government lease, and offered through a registered company for a simplified transfer.

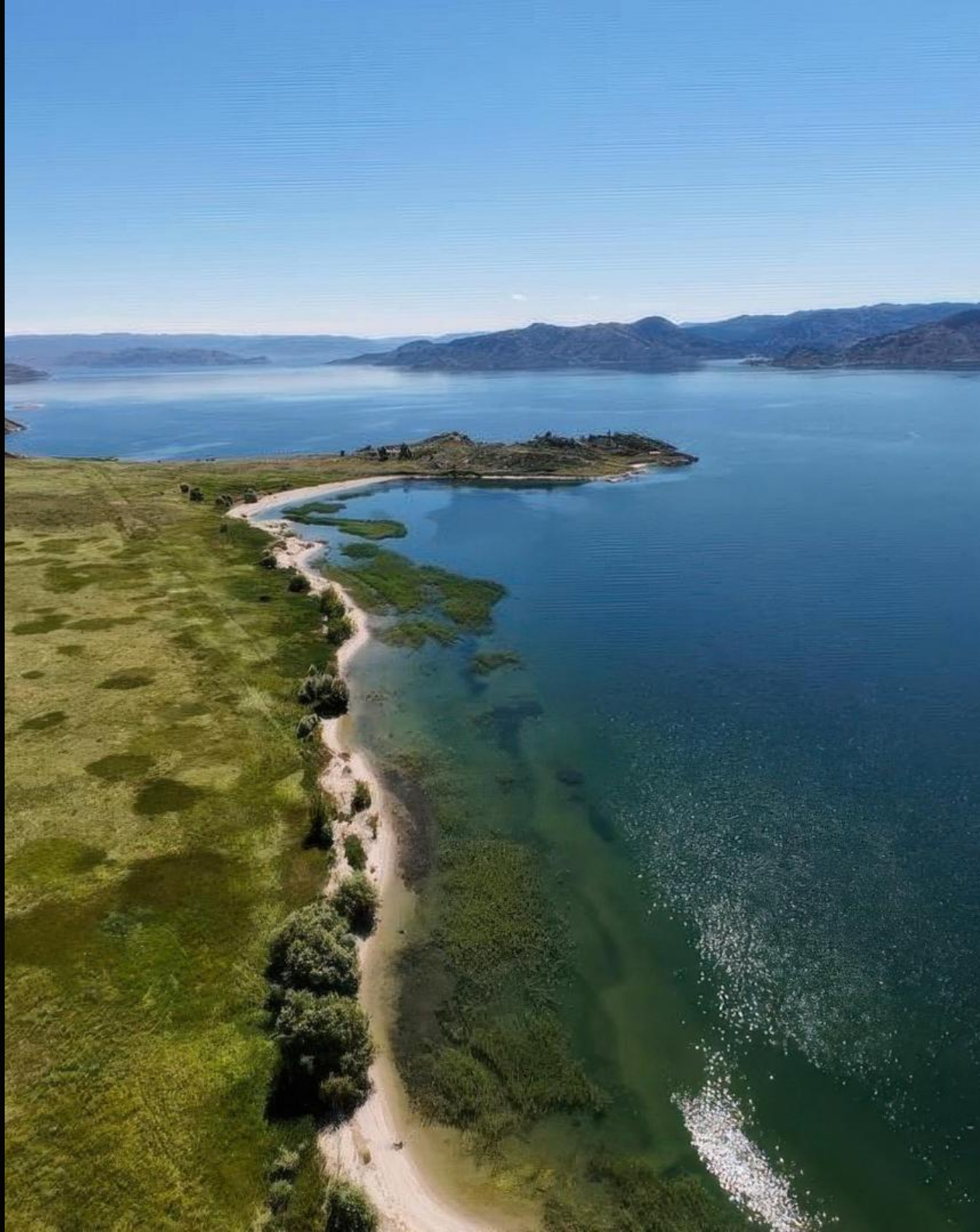
ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	543.63 acres
TITLE	WATERS
Freehold	Bukhtarma Reservoir
SUMMIT	DISTRICT
1,509 ft	East Kazakhstan

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REGION — KAZAKHSTAN

East Kazakhstan is the country's mountain east, where the Irtysh River runs down from the Altai foothills and the Bukhtarma Reservoir spreads across its valley — one of the largest artificial water bodies in the world. Freehold island land here almost never reaches the open market.





THE ISLAND

A Blank Canvas at Scale

This 220-hectare island stands at the confluence of the Irtysh and Bukhtarma rivers, in a reservoir the listing calls one of the largest artificial water bodies in the world — and it is the only private island of this scale in Kazakhstan. It is offered untouched, with no existing structures: a blank canvas in its natural state.

THE LAND

Mountainous and Pristine

The ground is mountainous, carrying coniferous forest and natural bays along its shore, rising to a summit of 1,509 feet. Fresh mountain rivers feed the surrounding water, and the Altai Mountains stand as the backdrop — a pristine landscape held in a single private title.

THE TITLE

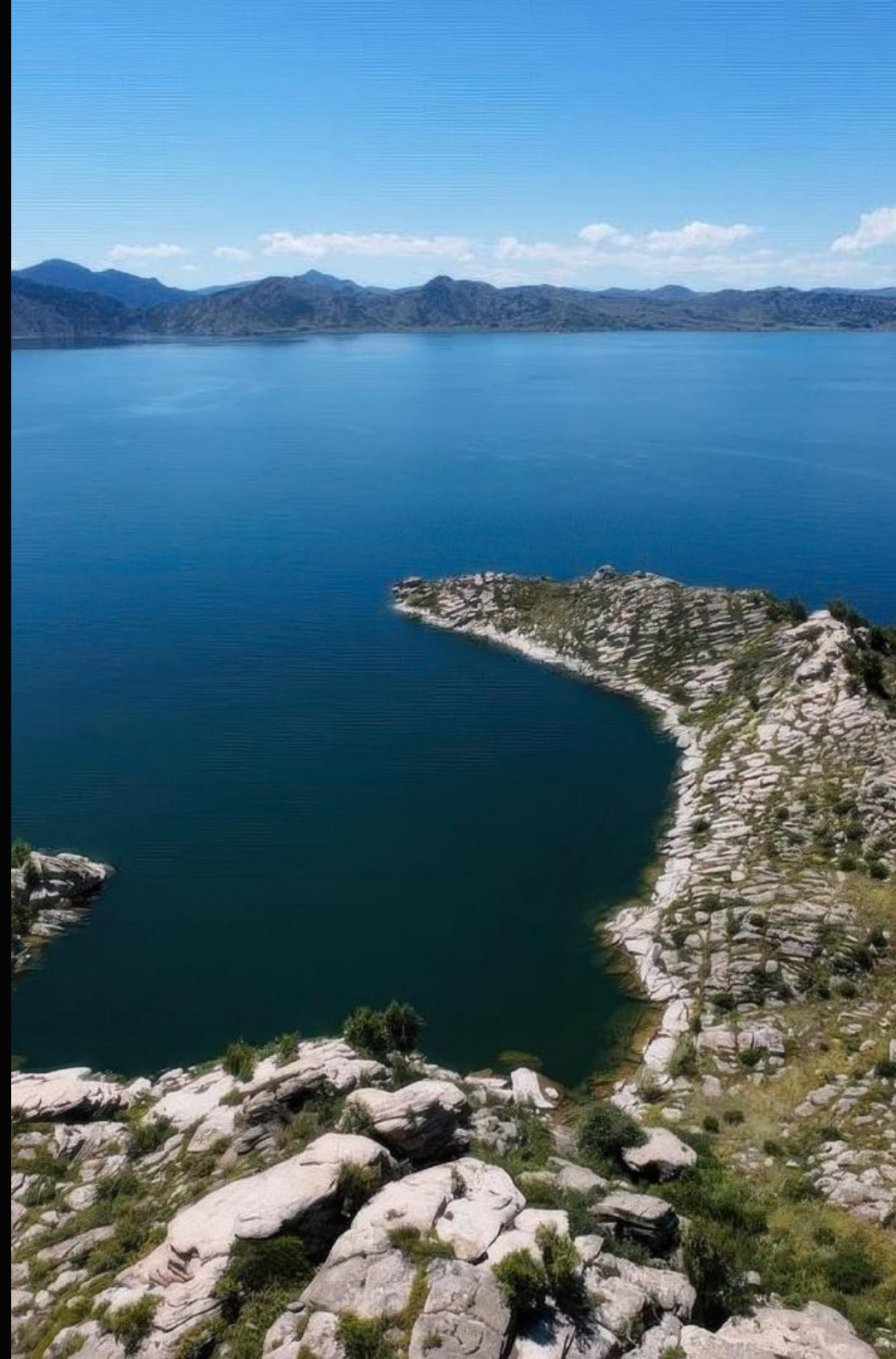
Freehold, Held by a Company

The land is held in full private ownership — freehold, rather than a government lease — which the listing notes is a significant distinction in the regional market. The property is registered under a company, allowing a simplified transfer of ownership through the sale of company shares.

THE OFFER

Sale, Part-Sale or Partnership

The owner is open to a full sale, a partial sale, or a partnership for the development of a master-planned resort — the scale and isolation suit either a world-class hospitality project or a secure, sovereign-style private compound.





LAND AND WATER

An Inland Sea

The reservoir carries over 400 kilometres of shoreline and is comparable in length to Lake Michigan. Around the island, natural bays indent a mountainous shore, and the water — fed by fresh mountain rivers — supports a robust ecosystem with abundant perch, zander and pike. The reservoir also serves as a deep-water route for navigation along the Irtysh River.

KNOWN FOR

Scale and title — 543 freehold acres in one of the world's largest reservoirs, the only private island of its size in Kazakhstan.

SUMMER HIGH 79°F · WINTER LOW -4°F



BY WATER

Boat or Yacht from the Mainland Plots

Primary access is by boat or yacht from the included mainland plots, which sit directly opposite the island. The sale includes two additional plots of land on the mainland shore — government-allocated and designated for the construction of a private marina to support transit between the mainland and the island.

THE GATEWAY

Ust-Kamenogorsk & the Resort Coast

Ust-Kamenogorsk, the major regional centre, lies about 52 miles straight-line to the west-northwest. The island sits in an established tourism corridor of over 100 recreation resorts — and directly across from the summer residence of the President of Kazakhstan. The island is currently off-grid, with feasible pathways for utility integration during development.

DISTANCES — STRAIGHT LINE

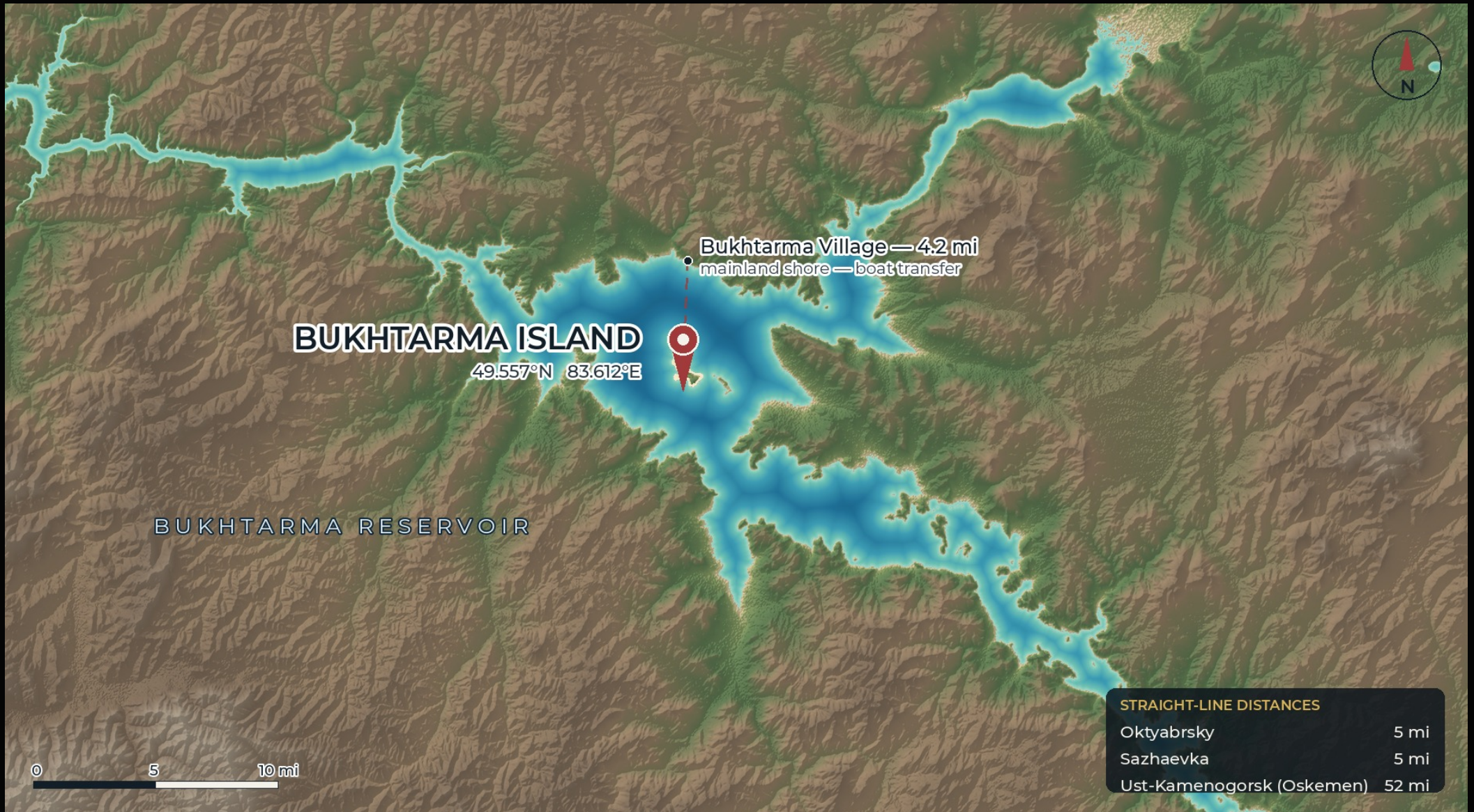
Maly Gusiny Island 2.2 mi · Bukhtarma Village 4.2 mi · Oktyabrsky 4.9 mi · Ust-Kamenogorsk 52 mi

ONE ISLAND • 220 HECTARES • FREEHOLD TITLE

LOCATION

On the Map

BUKHTARMA RESERVOIR • EAST KAZAKHSTAN



GALLERY

The Estate in Frames



Across the grass plateau



A rocky cove from above



The whole island from the air



Shoreline and open water



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BUKHTARMA ISLAND

BUKHTARMA RESERVOIR, KAZAKHSTAN

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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