PRIVATE ISLANDS INC.

KADAVU

KOROLEVU BAY · KADAVU ISLAND, FIJI

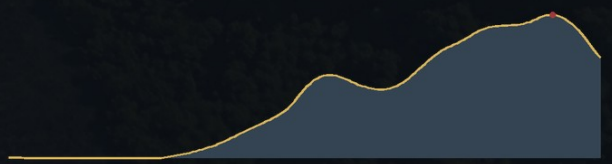


12.09 ACRES · LEASEHOLD

ITAUKEI TOURISM LEASE TO 2103

19.030°S 178.419°E

ELEVATION — HILLTOP 217 FT



THE ESTATE

At a Glance

LOCATION	Korolevu Bay, Kadavu, Fiji
TENURE	Leasehold — iTaukei tourism lease
LEASE TERM	To 2103
LAND AREA	12.09 acres (4.89 ha)
BUILDINGS	Reception complex + 5 bures
HILLTOP	217 ft

LEASE RUNS TO 2103

An iTaukei tourism lease running to 2103 — about seventy-seven years of secure term, inside one of Fiji's designated tax-free regions.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
12.09 acres

TENURE
Leasehold

LEASE
To 2103

WATERS
Korolevu Bay

HILLTOP
217 ft

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REGION — FIJI

Most Fijian land is held by iTaukei landowning units and leased through the iTaukei Land Trust Board; this parcel's tourism lease runs to 2103. Kadavu, Fiji's fourth-largest island, lies about 61 miles south of Suva — a roadless, reef-ringed frontier centred on the Great Astrolabe Reef.



THE PARCEL

From Hillside to Beach

The 4.8942-hectare parcel transitions from high elevated hillsides down to a protected sandy beach along Korolevu Bay, on the south-east coast of Kadavu Island. On-site caretakers maintain the grounds and facilities in habitable order, and the estate is poised for a phased repositioning — an intimate eco-dive haven, or an ultra-luxury hillside retreat overlooking the South Pacific.

THE BUILDINGS

Reception, Dining & Five Bures

Established resort infrastructure centres on a 420-square-metre main reception and dining complex with dining terraces, bar facilities, commercial prep spaces and guest washrooms. Five independent beachfront guest bures stand along the shoreline, each with an en-suite washroom and an open front deck, supported by four staff quarters, a dive shop, a laundry building and a massage bure. Approved historical master plans accommodate up to 20 bures, including past approvals for overwater villas. The property sits within a designated government Tax Free Region, and the resort is currently dormant and offered as-is.

A NOTE ON IMAGERY

As disclosed in the listing itself, some images supplied with this property are bespoke renderings created to show future potential rather than photographs of the resort as it stands. The four concept renderings printed in this brochure are those disclosed images — each is marked as generated on the image itself. Every other image printed here is a real photograph of the property, and further generated images supplied with the listing have not been used.





LOCATION

On the Map

KOROLEVU BAY • KADAVU ISLAND, FIJI



GALLERY

In Frames





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THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

KADAVU

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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/kadavu

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