PRIVATE ISLANDS INC.

LOLOMA

BUCA BAY, VANUA LEVU, FIJI



1,528 ACRES · FREEHOLD

2.2 KM WHITE-SAND BEACH

16.612°S 179.867°E

ELEVATION — HILLTOP 1160 FT



THE ESTATE

At a Glance

LOCATION	Buca Bay coast, Vanua Levu, Fiji
LAND AREA	1,528 acres
TITLE	Freehold (fee simple)
BEACH	2.2 km white sand
HILLTOP	1,160 ft
STATUS	Development land

OF WHITE-SAND BEACH

The only significant stretch of white sand in the entire Buca Bay area, running between two small private islands in the sheltered channel inside Kioa Island.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
1,528 acres

TITLE
Freehold

HILLTOP
1,160 ft

BEACH
2.2 km

ISLANDS
Two, offshore

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REGION — VANUA LEVU — FIJI'S NORTH

Vanua Levu is Fiji's second island and its quieter half: rainforest mountains, coconut country along the coasts, and the harbour town of Savusavu an hour away. Most Fijian land can only be leased; freehold estates of this size are rare, and rarer with this length of beach.



THE LAND

Rainforest, Plantation, Watershed

The estate runs from rainforest ridge to reef in a single freehold title — one of the largest on Vanua Levu, an island where more than ninety per cent of land is held by the state or under leasehold. Around a thousand acres are native rainforest, hardwoods rising to a hundred feet; some three hundred acres are coconut plantation. Rivers, springs and waterfalls cross the land, and the family that has owned it for three decades has kept it undeveloped.

THE BEACH

The Only White Sand in Buca Bay

The beach is the estate's signature: 2.2 kilometres of white sand — the only significant white-sand beach in the entire Buca Bay area. Two small private islands lie just off it, a rocky islet with caves off the northern point and a second at the southern end, and beyond them a deep, calm channel, sheltered by Kioa Island — water suited to the marina the master plan proposes.







THE MASTER PLAN

Endorsed in Principle

A conceptual master plan has been prepared for the estate and endorsed in principle by the Government of Fiji: hotel sites terraced on the slopes above the bay, a residential subdivision of 150 lots, and a 108-slip marina in the deep channel off the beach. It is a framework rather than a consent — but it establishes that development at this scale has official support in principle.

THE COAST

Villages, Reef and Open Water

Traditional Fijian villages flank the estate along the Buca Bay Road — Loa to the west, Dakuniba to the south — and the coast road runs behind the beach. Across the channel, Kioa Island shelters the bay; beyond it, the Somosomo Strait and its Rainbow Reef are among the world's celebrated dive grounds.



LAND AND WATER

Sand, Reef and Channel

The shore is a sequence of worlds: white sand at the beach, mangrove at the creek mouths, coral on the flats, and deep blue channel water beyond. The reef flats run out from the beach toward the islets — wading water at low tide, swimming and boating water as the tide fills — and the channel inside Kioa Island stays calm when the strait outside is rough.

KNOWN FOR

One of the largest freehold estates on Vanua Levu, family-owned for three decades: a full watershed from rainforest ridge to reef, a working coconut plantation, and a master plan — hotel sites, a 150-lot subdivision and a 108-slip marina — endorsed in principle by the Government of Fiji.

SUMMER HIGH 88°F · WINTER LOW 72°F · SEA TEMPERATURE 79–84°F



ARRIVAL

An Hour from Savusavu

Fiji Link flies from Nadi to Savusavu in about an hour and ten minutes; from Savusavu Airport the Buca Bay Road runs east along the coast to the estate, roughly an hour's drive. The alternative is the flight from Nadi to Matei, on Taveuni across the strait, then a boat crossing to the estate's beach. By sea, the deep channel inside Kioa Island gives sheltered anchorage off the beach.

UTILITIES

An Off-Grid Start

The estate is undeveloped, so services are designed in from the outset: solar generation, rainwater catchment and modern treatment systems. Construction is subject to Fiji's standard planning and environmental approvals, with the master plan's in-principle endorsement as the starting framework.

DISTANCES — STRAIGHT LINE

Buca Bay 3 mi · Loa Village 5 mi · Kioa Island 4 mi · Matei Airport, Taveuni 18 mi · Savusavu Airport 37 mi

1,528 ACRES • FREEHOLD • TWO PRIVATE ISLANDS • 2.2 KM BEACH

LOCATION

On the Map

BUCA BAY COAST • VANUA LEVU • SAVUSAVU 37 MI • FIJI



GALLERY

The Estate in Frames



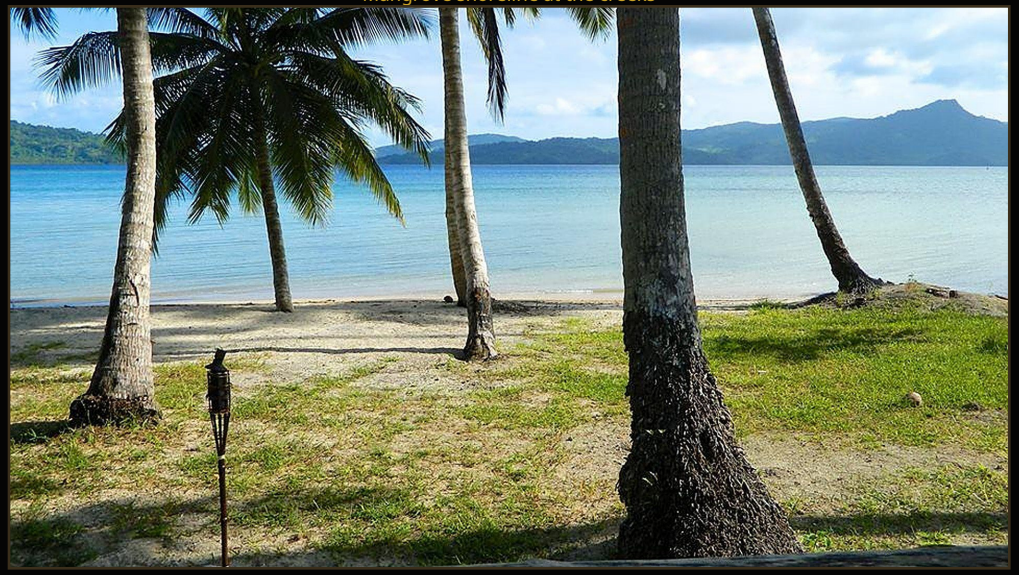
The beach and the anchorage



Mangrove shoreline at the creeks



The southern islet from the water



Palms above the bay

PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

LOLOMA BEACHFRONT DEVELOPMENT

BUCA BAY, VANUA LEVU, FIJI

CURRENT PRICE & AVAILABILITY

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