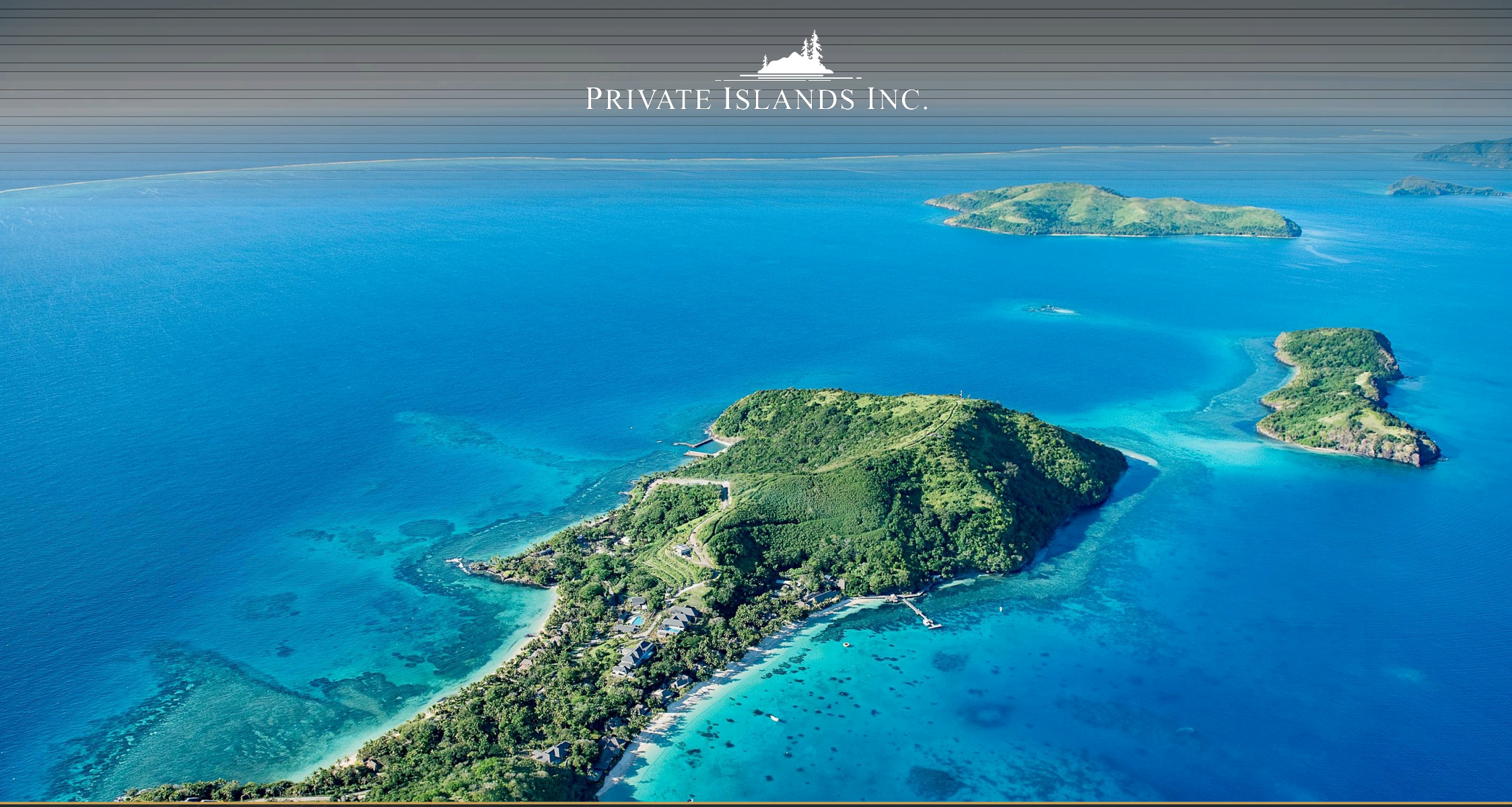
PRIVATE ISLANDS INC.



PRIVATE ISLAND RENTAL · KADAVU GROUP, FIJI

# KOKOMO PRIVATE ISLAND

140 ACRES · 21 BEACHFRONT VILLAS · 5 RESIDENCES · SLEEPS 120 · PRIVACY 73 VILLA STAY — 89 WHOLE ISLAND

THE ISLAND

# An Island in the Great Astrolabe Reef

Kokomo Private Island is the passion project of the late Lang Walker AO, designed to be the “ultimate” Fijian retreat. Spanning 140 lush acres on Yaukuve Island, inside the Great Astrolabe Reef, it blends unscripted luxury with deep environmental stewardship — a leader in sustainable hospitality, with a 5.5-acre organic farm, a dock-to-dish fishing programme, and significant coral restoration initiatives.

The architecture pairs traditional Fijian thatched roofs and local stonework with contemporary art. And Kokomo is one of the few ultra-luxury destinations that works equally well for honeymooners seeking solitude and for multi-generational families — up to 120 guests, across 21 beachfront villas and five hilltop residences.

**140**
ACRES OF ISLAND

**26**
VILLAS & RESIDENCES

**120**
GUESTS AT FULL CAPACITY







THE VILLAS & RESIDENCES

# Villas & Residences

Twenty-one beachfront villas stand on both the sunrise and the sunset sides of the island, running from one to three bedrooms. Each has a walled tropical garden, an outdoor rain shower and direct beach access — and every villa has its own private infinity pool.

Above them, five hilltop residences run from three to six bedrooms, perched on the island's peaks for maximum privacy. The six-bedroom Sunset Residence is the jewel of the island — 16,394 square feet of living space across two levels. Residence stays include a dedicated House Butler and House Nanny, an in-residence barbecue with a private chef once per stay, and a resort credit. Every unit comes with a private golf buggy and iPads for resort services; villa stays add a daily restocked personal bar, daily laundry and pressing, and priority facilitation on arrival.









THE KOKOMO LIFE

# Days Written Around You

## DINING

All meals are included, across three venues — Beach Shack for Mediterranean, Walker D'Plank for Asian street food, and KokoCabana, the poolside grill — plus in-villa dining whenever you would rather eat in. Much of it starts in the island's own 5.5-acre organic farm, or comes off the boats dock-to-dish.

## WELLNESS

The Yaukuve Spa Sanctuary is a world-class haven of nine treatment rooms, a wet and dry hammam, and a hilltop yoga shala with 360-degree ocean views. Out on the reef, the island's coral restoration programme is quietly rebuilding the Astrolabe's coral gardens.

## PLAY & FAMILIES

Non-motorised water sports — kayaking, stand-up paddleboarding, sailing — plus tennis, basketball and a state-of-the-art fitness centre are all included. Complimentary nanny services for the under-threes run 9 am to 5 pm, with dedicated kids' and teens' clubs from 9 am to 9 pm.

THE REGION

# The Kadavu Group

Kokomo sits on Yaukuve Island in the Kadavu Group, Fiji's southern frontier — a scatter of volcanic islands ringed by the Great Astrolabe Reef, one of the largest barrier reefs on Earth. This is remote Fiji: rainforest islands, village life, and reef water of extraordinary clarity.

The reef is the region's lifeblood — some 100 kilometres of barrier reef sheltering lagoons rich in coral and reef fish. Kokomo's own coral restoration programme works these waters directly, tending coral frames across the house reef, and the island's dock-to-dish fishing programme draws on the same abundance.

The nearest settlement of any size is Vunisea, Kadavu Island's small administrative centre, some 30 miles to the south — close enough for supplies and staff, far enough that nothing of it reaches the island. Suva, the capital, lies across the water to the north.



GETTING THERE

# Nadi to the Island

1 — FLY TO NADI

## Nadi International (NAN)

Kokomo is reached via Nadi International, Fiji's main gateway. From Nadi, the resort's own Twin Otter seaplane or AS350 helicopter flies you direct to the island — 45 to 60 minutes over the sea, landing at the island itself.

2 — YOUR TRANSFER

## Included for residence guests

Return shared transfers are included for residence guests. Villa guests book their transfers with the resort and pay for them separately; private helicopter and seaplane charters can also be arranged.

3 — SAME-DAY CONNECTIONS

## Arrive before 3 pm

For same-day connections, arrive at Nadi before 3 pm and depart after 10 am — the last shared departure leaves at 4 pm, and landings are in daylight only. Baggage is limited to 20 kg checked plus 5 kg of hand luggage per guest.

PLEASE NOTE

## The resort's own fleet

Kokomo operates its own aviation fleet, so arrivals and departures are handled with absolute discretion, away from the public domestic terminals — the holiday begins the moment you board at Nadi.



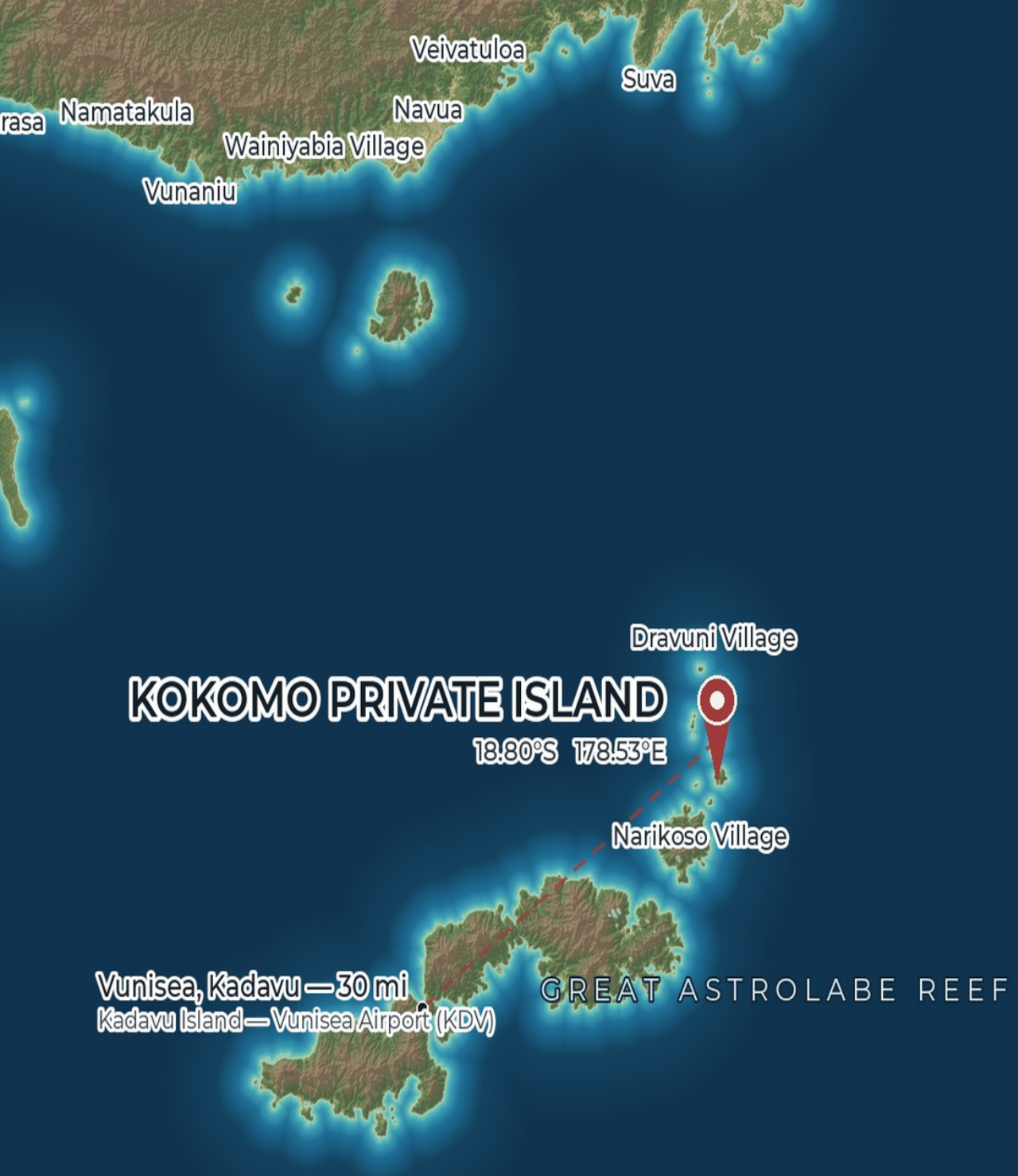


CLIMATE & SEASONS

# Tropical, Warm All Year

| | | | | |
|---|---|---|---|---|
| **WET · NOV–JAN** | Highs 83–86°F (28–30°C) | Lows 73–75°F (23–24°C) | Sea 80–83°F (27–28°C) | The wet season — warm seas, passing rain |
| **WET · FEB–APR** | Highs 84–87°F (29–31°C) | Lows 74–75°F (23–24°C) | Sea 82–83°F (28°C) | The hottest weeks; March is the wettest month |
| **DRY · MAY–JUL** | Highs 79–82°F (26–28°C) | Lows 69–71°F (21–22°C) | Sea 78–81°F (26–27°C) | The dry season — July is the driest month |
| **DRY · AUG–OCT** | Highs 78–81°F (26–27°C) | Lows 68–71°F (20–22°C) | Sea 77–78°F (25–26°C) | The coolest, clearest weeks of the year |

Figures are Fiji's regional climate normals (WeatherSpark, drawn from the Nausori station); Kokomo lies some 50 miles south of Suva in the Kadavu Group, in the same trade-wind waters. Across the year the air runs 78–87°F and the sea 77–83°F — warm water in every month.




# KOKOMO PRIVATE ISLAND

Yaukuve Island, Kadavu Group, Fiji · 18.80°S, 178.53°E

## DISTANCES – STRAIGHT LINE

| | |
|---|---|
| Vunisea Airport, Kadavu (KDV) | **30 mi** |
| Nausori Intl — Suva (SUV) | **53 mi** |
| Nadi Intl (NAN) | **102 mi** |

## CLIMATE

| | |
|---|---|
| Year-round high | **78–87°F / 26–31°C** |
| Coolest nights (Jul–Aug) | **68–69°F / 20–21°C** |
| Sea temperature | **77–83°F year-round** |

## ACCESS

The resort's own Twin Otter seaplane or AS350 helicopter flies direct from Nadi International — 45–60 minutes over the Koro Sea to the island.

Return shared transfers are included for residence guests; villa guests book their transfers with the resort.

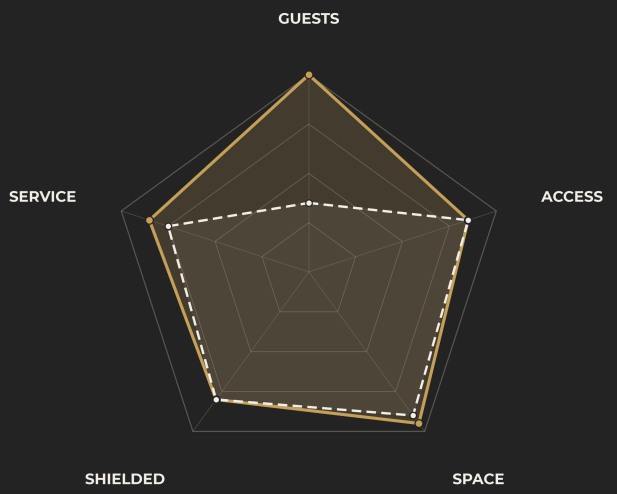
Daylight landings only — same-day connections arrive into Nadi before 3 pm and depart after 10 am.

Straight-line distances, approximate.
Island coordinates: the listing's own map position (CMS pin).
Climate: Fiji regional normals (WeatherSpark, Nausori station data).

# THE PRIVATE BRIEFING

**73** PRIVATE BUT CONNECTED
VILLA STAY · PRIVACY INDEX / 100

**89** HIGHLY PRIVATE
WHOLE ISLAND · PRIVACY INDEX / 100




Gold fill — whole-island charter. Dashed outline — villa stay.

| | VILLA | WHOLE |
|---|---|---|
| **WHO ELSE IS THERE** | 7 / 20 | 20 / 20 |

Villa — a resort-format stay: up to 120 guests at full capacity, though 140 acres keeps the density remarkably low.
Whole island — one group only: a full buyout makes the island a gated ecosystem, entirely yours.

| | | |
|---|---|---|
| **WHO CAN GET IN** | 17 / 20 | 17 / 20 |

Villa — the resort's own seaplane and helicopter fleet flies guests in direct from Nadi; no public access.
Whole island — the same private fleet arrivals, now carrying a single party.

| | | |
|---|---|---|
| **SPACE TO DISAPPEAR** | 18 / 20 | 19 / 20 |

Villa — 140 acres of island for the villas and residences, each with its own pool, garden and beach access.
Whole island — all 140 acres, 21 villas and five residences, for one group of up to 120.

| | | |
|---|---|---|
| **OUT OF SIGHT, SOUND & TRAFFIC** | 16 / 20 | 16 / 20 |

Villa — the hilltop residences are hidden in the rainforest canopy, invisible from the beaches below.
Whole island — the same hidden, canopy-set layout, shared with no other guests.

| | | |
|---|---|---|
| **INVISIBLE SERVICE** | 15 / 20 | 17 / 20 |

Villa — House Butlers and House Nannies serve the residences; villa service is attentive and present.
Whole island — every staff member, marine biologist and chef is dedicated solely to your party.

**Current pricing is always on the listing**

View the live listing — privateislandsonline.com



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

# KOKOMO PRIVATE ISLAND

YAUKUVE ISLAND · KADAVU GROUP · FIJI · PRIVATE ISLAND RENTAL


**ADAM McKIE**

Travel Director, Private Islands Inc.

adam@privateislandsinc.com · 1 416 728 4989

info@privateislandsinc.com · www.privateislandsonline.com


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