

PRIVATE ISLANDS INC.

TIVI ISLAND

MACUATA COAST, VANUA LEVU, FIJI

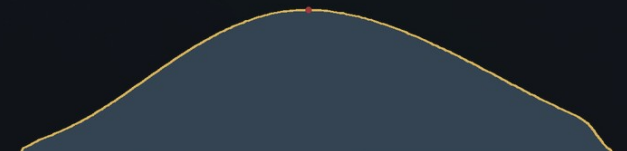


THE ISLAND — TERRAIN

150 ACRES • FREEHOLD
FIVE BAYS • FRESHWATER SPRING

16.273°S 179.468°E

ELEVATION — SUMMIT 197 FT



THE ESTATE

At a Glance

LOCATION	Macuata coast, Vanua Levu
TITLE	Freehold
LAND AREA	150 acres
COASTLINE	Five bays
WATER	Freshwater spring
SUMMIT	197 ft

ACRES OF FREEHOLD ISLAND

Freehold islands are exceptionally scarce in Fiji — Tivi pairs that title with five bays, white-sand beaches and a natural freshwater spring.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	150 acres
TITLE	SUMMIT
Freehold	197 ft
WATERS	BAYS
Great Sea Reef	Five

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REGION — FIJI — MACUATA COAST

Most Fijian land is iTaukei land, held under native lease — typically 99 years through the iTaukei Land Trust Board — or Crown lease. Freehold is about eight percent of the country, which is why a freehold island off the Macuata coast so rarely reaches the market.





THE ISLAND

Five Bays, One Island

Tivi's coastline turns through five bays, with pure white sandy beaches along its upper shoreline and numerous excellent building sites behind them. The island remains completely unspoiled — coconut palms, mango trees and a natural bamboo grove across its ridges and flats.

THE CANVAS

Untouched, and Ready

The listing frames the same ground three ways: an ultra-private personal paradise, exclusive residences, or a resort — an eco-resort, or even a full five-star development. What each vision starts from is rare in Fiji: freehold title over a whole, undeveloped island.

THE SETTING

Mangrove, Reef and Spring

Healthy mangrove wraps the island on three sides, and a coral reef lies just offshore — fishing is plentiful, and vibrant fish and coloured coral can be seen right from the beach. A natural freshwater spring, an extremely rare asset for a private island, anchors its long-term value.

THE SCREEN

A Filmed Wilderness

The island's untouched, dramatic character drew television cameras before any development: the producers of the TV series “Naked and Afraid” chose Tivi as a filming location — further proof of a landscape that needs nothing added.





LAND AND WATER

Mangrove Shore, Coral Reef

Three sides of the island are protected by healthy mangrove; the fourth opens to white-sand bays and the reef. The terrain and shoreline make it feasible to build a jetty, and in places even over-the-water chalets, while the spring and the reef-flat fishing ground keep the island self-contained in the ways that matter.

KNOWN FOR

Freehold title, five bays and a freshwater spring — an undeveloped island minutes by boat from the Macuata mainland.

DAYTIME HIGH $\pm 86^{\circ}\text{F}$ · NIGHT LOW $\pm 74^{\circ}\text{F}$



BY BOAT

Ten Minutes from the Mainland

Access is a short boat ride — ten minutes from the mainland shore. The departure point is reached by a 35-minute drive from Labasa, Vanua Levu's main town, so the island pairs genuine seclusion with a practical mainland link.

BY AIR

Labasa, and Onward

Labasa Airport lies 16 miles straight-line to the south-west, with three to four flights daily from Nadi to Labasa or Savusavu per the listing. Power can be sourced from solar or wind, or potentially by undersea cable from the nearby mainland; telecommunications run by satellite.

DISTANCES — STRAIGHT LINE

Mali Island 9 mi · Labasa 13 mi · Labasa Airport 16 mi

ONE ISLAND • FREEHOLD • 150 ACRES

LOCATION

On the Map

MACUATA COAST • VANUA LEVU, FIJI



GALLERY

The Estate in Frames



White sand on the upper shoreline



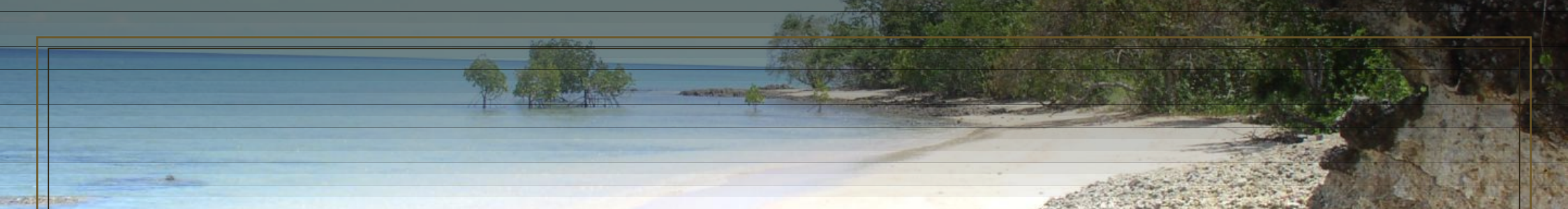
Rock outcrops along the beach



Coral shallows off the beach



A rocky bay shore



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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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.



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