

Katafanga Island

NORTHERN LAU GROUP - FIJI - SOUTH PACIFIC

Katafanga Island is a 225-acre freehold private island in Fiji's remote Northern Lau Group - an island the charts know as the Blue Lagoon. Encircled by a vast 5,000-acre reef-sheltered lagoon, it carries the rarest title in Fijian land: freehold, permanent and outright. Around \$20 million of infrastructure was put into the ground between 2002 and 2005 - a formed private airstrip, a ring road, water systems, jetties, and one finished luxury villa with some nineteen more on their original footprints. The heavy lifting is done. What remains is a re-development opportunity of unusual scale, on an island whose aviation history gave Fiji its first airline.

USD 17,000,000

225 ACRES - FREEHOLD - 5,000-ACRE LAGOON - PRIVATE RUNWAY

THE ESTATE

At a Glance

PRICE	USD 17,000,000
LOCATION	Northern Lau Group, Fiji, South Pacific
ACREAGE	225 acres
TENURE	Freehold
LAGOON	~5,000 acres, reef-sheltered
RUNWAY	Formed private airstrip
ROADS	Ring road system
VILLAS	1 completed + ~19 in progress
GOLF	Formed course, overgrown
SUPPORT	Employee housing, reservoir, jetties
TOPOGRAPHY	1 mile x 1/3 mile, 150-ft elevations
ACCESS	1-hour flight from Nadi Intl (NAN)
HERITAGE	Harold Gatty; Fiji Airways origins

FREEHOLD TITLE

Fiji's permanent, outright title - covering only about 8% of the country's land. Buy, develop, and strata-title the finished villas for individual sale.

ISLAND VITALS

ELEVATION	COORDINATES
150 ft maximum	17.517°S, 178.717°W
SHORELINE	WATERS
White-sand beaches	South Pacific





THE ISLAND

The Blue Lagoon

At the far eastern edge of Fiji, in the remote Lau archipelago, lies an island of near-perfect symmetry - a green crown set in a turquoise lagoon five thousand acres wide. This is Katafanga, known to sailors as the Blue Lagoon: 225 acres of freehold island, a mile long and a third of a mile wide, ringed by white-sand beaches and rising to 150 feet above the reef. It is one of the few Fijian islands where ownership means permanent, outright title - freehold accounts for roughly eight percent of all land in Fiji, and islands of this scale rarely carry it.

LEGACY

An Aviation Heritage

Katafanga's story is written in aviation. The island was the domain of aviation pioneer Harold Gatty, and it was from here that Fiji Airways flew its first commercial services in 1951 - the airline was, in effect, born on this island. The airstrip endures as a formed private runway. A multi-year development campaign from 2002 to 2005 then laid roughly \$20 million of infrastructure into the ground: roads, water, jetties, employee housing, and the beginnings of a twenty-villa resort. One villa was completed to a luxury standard; the other nineteen stand in various stages on their original footprints, waiting for a second act.

RESIDENCES

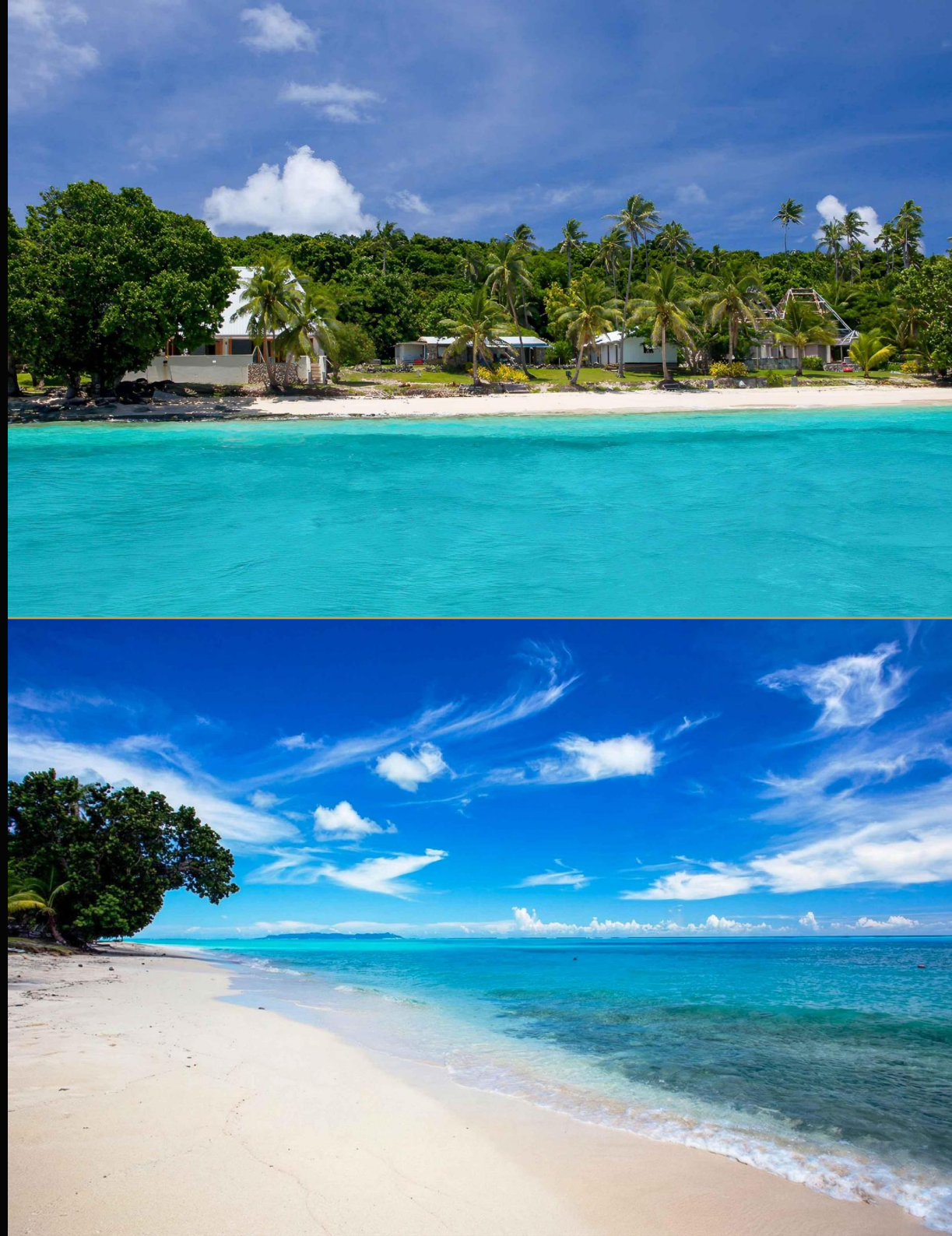
Villas & Footprints

The Finished Villa: one completed luxury villa demonstrates what the island's finished product can be - the proof of concept for a boutique resort of the first rank. Nineteen More: approximately nineteen additional villas stand in various stages of construction on their original footprints, a built head-start that no new development could replicate at today's permitting cost. Support Structures: employee housing, a water reservoir system, and several jetties are in place, so the island can be staffed and supplied from day one.

RECREATION

Lagoon, Beaches & Leisure

Lagoon: a 5,000-acre natural lagoon inside the reef - mirror-still water for swimming, sailing, and world-class diving on the outer wall. Beaches: white-sand beaches wrap the island, framed by coconut palms and native forest. Golf: a formed golf course (currently overgrown) awaits restoration. Fishing & Diving: the Lau Group's remoteness keeps reefs pristine; pelagic fishing grounds lie just beyond the reef.





TERRAIN

Land and Water

Katafanga is defined by geometry: a mile-long, third-of-a-mile-wide island rising to 150 feet, set within a 5,000-acre lagoon - roughly twenty times the land area in sheltered water. A natural break in the coral reef gives yachts a deep-water entrance into the lagoon's calm. The elevation creates secure building sites with panoramic views across the Lau Group, while the beaches - sugar-white sand in every direction - are the island's everyday luxury. This is a landscape that needs no embellishment.

KNOWN FOR

Katafanga is known to sailors as the Blue Lagoon - a 225-acre freehold island with a 5,000-acre reef lagoon, a private airstrip, and the birthplace of Fiji Airways. Twenty villas were planned; one was finished. The rest wait on their footprints.



THE CASE

Re-Development, Not Blank Canvas

The numbers tell the story. Roughly \$20 million was invested between 2002 and 2005 in work that cannot easily be repeated: grading a formed airstrip, cutting a ring road, establishing water systems, and building jetties. The heavy lifting is complete - the incoming owner's capital goes toward completion, not raw infrastructure. Twenty villas were planned; one was finished - a re-development, not a blank canvas.

OWNERSHIP

Freehold and the Strata Path

Fiji recognizes three forms of land tenure: native lease, crown lease, and freehold - the permanent, outright title, covering only about eight percent of the country. Foreign buyers are restricted from native land entirely. On freehold ground the path is straightforward: buy with certainty, develop, and strata-title the finished villas for individual sale. The residences can fund the resort.

ARRIVAL

An Hour from Nadi

One hour by charter flight from Nadi International Airport - Fiji's international gateway, with direct services from Los Angeles, Sydney, Tokyo, Singapore, and Hong Kong - to the island's own formed runway. By sea, the reef entrance admits yachts into one of the South Pacific's great natural harbours.

225 ACRES · FREEHOLD · 1-HOUR FLIGHT FROM NADI

LOCATION

On the Map

NORTHERN LAU GROUP - FIJI - SOUTH PACIFIC

LOCATION



Straight-line distances, approximate • Coastline: Natural Earth

KATAFANGA ISLAND

Northern Lau Group, Fiji • 17.517°S, 178.717°W

DISTANCES

Nadi International Airport	253 mi
Suva	193 mi
Vanua Balavu	24 mi

ELEVATION & CLIMATE

Highest elevation	150 ft above sea level
Summer high (Feb avg)	29°C (84°F)
Winter low (Jul avg)	21°C (70°F)
Lagoon water temp	25-28°C (77-82°F)

ACCESS

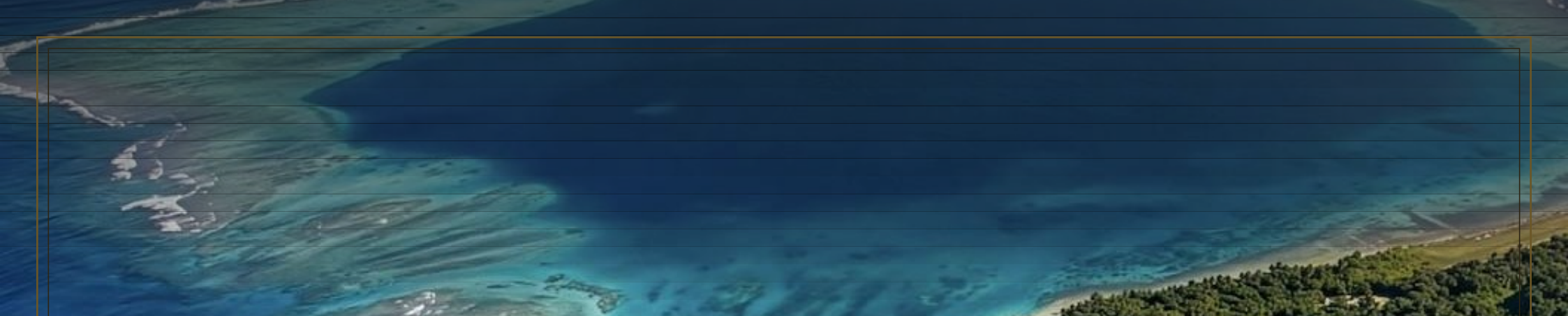
- 1-hour charter flight from Nadi International Airport
- Private formed runway on the island
- 200-ft natural reef opening for large yachts

Straight-line distances, approximate.
Sources: getamap.net, Wikipedia, geocoding,
weather-atlas.com (see sources.txt).

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

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Katafanga Island

NORTHERN LAU GROUP - FIJI - SOUTH PACIFIC

USD 17,000,000

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