

The Neddalg SGR Constellation

NORTH MALÉ ATOLL • MALDIVES

A 50-acre private lagoon in the North Malé Atoll, engineered as a single-group-rental universe — five independent floating fortress villas orbiting a central four-acre hub, crowned by a lotus-shaped solar flower, with aquarium floors suspended over a living reef.

USD 400,000,000

50 ACRES • LEASEHOLD • FIVE FLOATING FORTRESSES

THE ESTATE

At a Glance

PRICE	USD 400,000,000
LAGOON AREA	50 acres
HUB	4-acre Active Atoll™ — power, desalination, staff, logistics
VILLAS	5 floating fortresses, staggered across the lagoon
BEDROOMS	5 per villa — 25 in total
TENURE	Leasehold
POWER	Sovereign Solar Flower™ — mandala-pattern solar array
TRANSPORT	Silent autonomous SGR gondolas on submerged rails
SERVICE	Submerged tunnels — zero-contact replenishment
CONSTRUCTION	Coralline stone + sand-blasted raw timber

DISTRIBUTED SECLUSION

All high-cost infrastructure lives on the hub — the five villas carry none of the overhead, delivering a projected 50% net operating margin with 100% horizontal and vertical guest seclusion.

ISLAND VITALS

COORDS	WATERS
4.337°N, 73.550°E (approx.)	Indian Ocean
CLIMATE	WATER TEMP
88°F / 78°F avg	81–86°F
TENURE	SETTING
Leasehold	North Malé Atoll





THE CONCEPT

A Constellation, Not a Resort

Most luxury resorts pile everything into one compound — villas, generators, kitchens, staff quarters — and the seclusion is lost. The Constellation inverts the model: power, desalination, staff and logistics are centralized on a single four-acre Active Atoll, while five independent Floating Fortresses drift apart across fifty acres of private lagoon, with no visible bridges or walkways between them. Guests see only their own villa, the reef, and the solar flower blooming at the centre.

THE VILLAS

Five Floating Fortresses

Each villa is a five-bedroom overwater mansion built to a 100-year standard — coralline stone and sand-blasted raw timber on a recursive brutalist skeleton, with the acoustic stability of a land-based house. Double-height structural glass walls frame an aquarium living room; a vast submerged glass floor holds 360-degree LED-illuminated reef views. The master suite is a multi-level private wing with zero line-of-sight to the neighbouring modules and a cantilevered infinity plunge.



THE LAGOON

Fifty Acres of Private Lagoon

The estate is the water itself: fifty acres of North Malé Atoll lagoon held around a single palm islet, where the mandala-pattern Sovereign Solar Flower rises like a lotus over the shoreline. Between the villas, autonomous glass gondolas glide silently along submerged rails; beneath them, coral gardens grow under the villas' illuminated glass floors. White sand, turquoise shallows, and not another soul on the horizon.

KNOWN FOR

The first sovereign-class single-group-rental asset in the Maldives — five independent villas, one invisible infrastructure hub, and total energy independence at the top of the market.



ARRIVAL

Seaplane or Speedboat from Malé

The Constellation sits in the North Malé Atoll — the Maldives' most accessible atoll, roughly 10 miles by sea from Malé and Velana International Airport (MLE), minutes by seaplane. Transfers arrive by boat or air; on the island itself, no one walks anywhere — silent battery-powered gondolas move guests and supplies invisibly between the hub and the villas.

REGIONAL INTEL

Maldives, the Apex Market

The Maldives leases, rather than sells, its islands — ownership of island holdings is leasehold from the government, and the north atolls command the strongest values for their proximity to Malé. Maldives holdings on this site range from about USD 2M to 8.5M; at USD 400M, the Constellation is not competing with them — it defines a sovereign-class tier of its own.

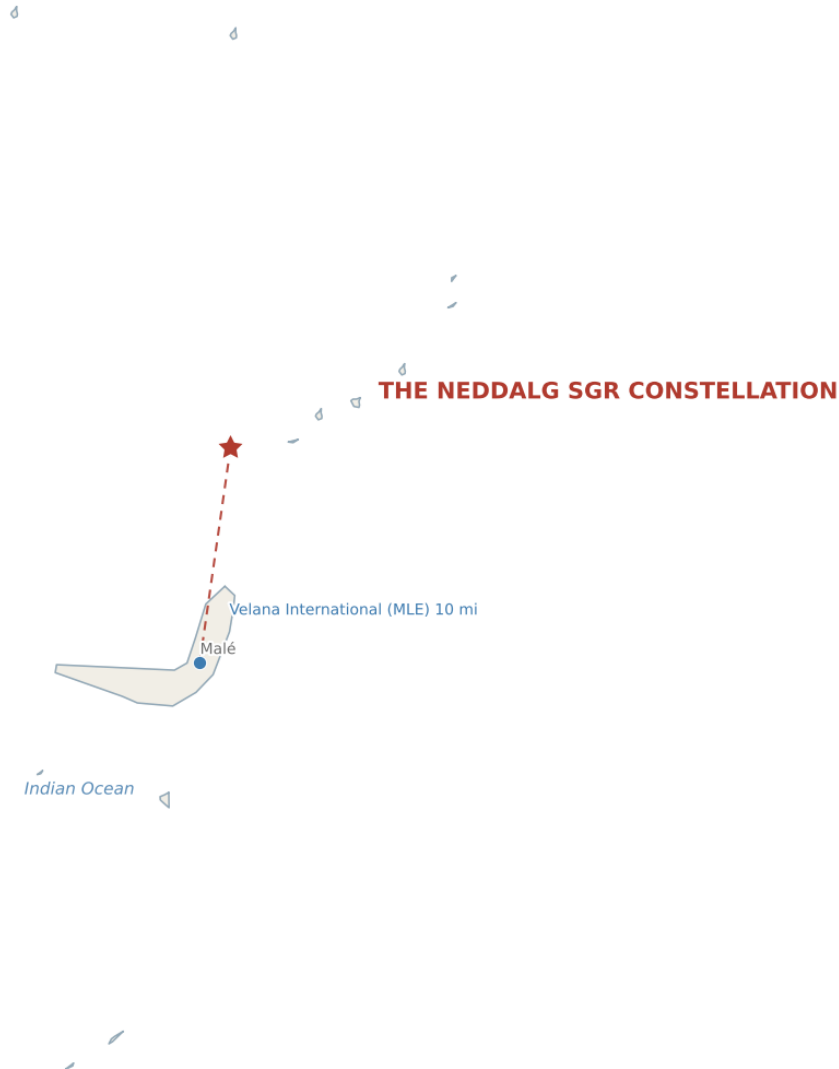
NORTH MALÉ ATOLL • ~10 MI FROM MALÉ • SEAPLANE OR SPEEDBOAT

LOCATION

On the Map

NORTH MALÉ ATOLL • MALDIVES

LOCATION



THE NEDDALG SGR CONSTELLATION

NORTH MALÉ ATOLL, MALDIVES • 4.337°N, 73.550°E (approx.)

DISTANCES

Velana International (MLE)	10 mi
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ELEVATION & CLIMATE

Average high	88°F
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Average low	78°F
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Lagoon water temp	81-86°F
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ACCESS

North Malé Atoll, Indian Ocean

seaplane or speedboat from Velana International (MLE)

exact location disclosed to registered buyers

Straight-line distances, approximate.
Island position approximate (North Malé Atoll).
Sources: listing page, weather-atlas.com, Wikipedia.

REGIONAL INTEL

The Maldives & the Island Market

The Maldives is an archipelago of 26 atolls scattered across the Indian Ocean, southwest of Sri Lanka — a year-round warm-climate nation built almost entirely on tourism. North Malé Atoll, closest to Velana International Airport, has become the address for the country's most ambitious overwater architecture: coral reefs, 28–30°C water, and some of the most photographed lagoons on earth.

Island holdings in the Maldives are structured as leases from the government, with foreign buyers participating through the leasehold framework — a tenure that underpins the country's ultra-luxury resort and residence market. Within that market, a fully self-powered, staff-centralized constellation of five independent villas has no precedent: it is priced as infrastructure for a private world, not as a holiday home.





PRIVATE ISLANDS INC.

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The Neddalg SGR Constellation

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USD 400,000,000

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