



PRIVATE ISLANDS INC.

Villingilivaru Island

SOUTH MALÉ ATOLL • MALDIVES

A 6.60-acre resort-development site in the Maldives — a former island resort, largely cleared, with an excavated inner harbour, protective breakwaters and a deep-water arrival channel already in place, ringed by white-sand beach and reef-rich lagoon.

USD 4,500,000

6.60 ACRES • LEASEHOLD • RESORT DEVELOPMENT SITE

THE ESTATE

At a Glance

PRICE	USD 4,500,000
ACREAGE	6.60 acres
TENURE	Leasehold — head lease to May 2040, statutory extension rights
SETTING	South Malé Atoll, Maldives
FORMER USE	Three-star island resort, largely demolished
VISION	Upscale ~100-key resort, ready for master planning
MARINE INFRA	Excavated inner harbour, breakwaters, deep-water channel
BEACH	White-sand perimeter, coral-rich lagoon
AIRPORT	MLE (Velana Intl) — 20 miles straight-line

A GREENFIELD RESORT CANVAS

The heavy lifting has begun: a former resort cleared to open ground, with harbour, breakwaters and arrival channels already built. A rare blank canvas in the world's most celebrated resort destination.

ISLAND VITALS

COORDS	WATERS
3.9142°N, 73.4556°E	Indian Ocean
CLIMATE	WATER TEMP
89°F / 77°F avg	82–86°F
FLIGHTS	SETTING
Direct international via MLE	South Malé Atoll, Maldives





THE OPPORTUNITY

A Former Resort, Cleared to Open Ground

Villingilivaru Island was once a three-star resort in the Maldives. Acquired shortly before the pandemic with a vision for a modern, upscale retreat, the old villas have since been largely demolished, leaving the island as essentially a blank canvas — the rare Maldivian site where a developer or luxury brand can design freely instead of inheriting someone else's plan.

INFRASTRUCTURE

The Hardest Work Is Already Done

What remains is valuable: an excavated inner harbour, protective breakwaters and deep-water arrival channels give the island a working marine footprint from day one — saving a fortune in time and cost before the first villa is ever drawn. Usable support structures remain, including workers' accommodation and the main restaurant building, so an on-site base exists while construction is planned.



LAND & SEA

White Sand and Living Reef

A ribbon of soft, white-sand beach wraps the island's perimeter, meeting the legendary turquoise lagoons of the Maldives. The surrounding reefs host thriving coral gardens and abundant marine life, and the sheltered lagoon topography is ideal for overwater bungalows, secluded beachfront villas and a grand arrival jetty — the classic Maldives formula, awaiting a new signature.

KNOWN FOR

The greenfield Maldivian resort site — former resort cleared, harbour and breakwaters in place, ready for an upscale transformation.



ARRIVAL

Minutes from the International Gateway

Villingilivaru Island sits just 20 miles straight-line from Velana International Airport (MLE), the Maldives' global gateway — a short private speedboat transfer from landing to lagoon. The capital, Malé, is 18 miles away, and the local tourism island of Maafushi lies only 3 miles off, adding logistical depth for supplies, staff and services.

REGIONAL INTEL

The Maldives, Perfectly Distilled

The Maldives turned the private-island vacation into a fine art: nearly 1,200 islands scattered across the Indian Ocean, with visitors drawn to some 90 decadent resort islands. What sets it apart is the water — house reefs with staggering marine life, world-class diving, and lagoons made for doing absolutely nothing. Resort holdings here trade as long-term tourism leases; the Maldives' framework, including statutory extension rights, is the backbone of one of the planet's most liquid luxury hospitality markets.

SPEEDBOAT FROM MLE • 18 MI TO MALÉ • HARBOUR + BREAKWATERS IN PLACE

LOCATION

On the Map

SOUTH MALÉ ATOLL • MALDIVES

LOCATION



VILLINGILIVARU ISLAND

DISTANCES

Velana International Airport	20 mi
Malé	18 mi
Maafushi	3 mi

ELEVATION & CLIMATE

Avg high (year-round)	89°F
Avg low (year-round)	77°F
Lagoon water temp	82-86°F

ACCESS

Private speedboat transfer from Velana International Airport (MLE)
Excavated inner harbour + deep-water arrival channel already in place

REGIONAL INTEL

The Maldives & the Leasehold Advantage

The Maldives needs little introduction: a far-flung archipelago where islands are ringed by house reefs, where divers come for manta rays and whale sharks, and where the beachfront villa — overwater or on the sand — reached its highest expression. South Malé Atoll, within easy speedboat reach of the capital and its international airport, is the archipelago's most connected resort zone: remote in feel, practical in reach.

For investors, the Maldivian model is clear and well tested. Island resort holdings trade as long-term tourism leases rather than freehold, and the legal framework provides for statutory lease extensions — securing the horizon needed for a major hospitality build. The preferred structure here is acquisition of the company holding the head lease, a clean and established path that keeps the development timeline firmly in the buyer's hands.





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Villingilivaru Island

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USD 4,500,000

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