

PRIVATE ISLANDS INC.

VILLINGILIVARU ISLAND

SOUTH MALÉ ATOLL · KAAFU, MALDIVES

6.60 ACRES · LEASEHOLD
HEAD LEASE TO MAY 2040

3.914°N 73.456°E

ELEVATION — SUMMIT 43 FT

THE ISLAND — TERRAIN

THE ESTATE

At a Glance

LOCATION	South Malé Atoll (Kaafu), Maldives
TENURE	Leasehold
LEASE	Head lease to May 2040
LAND AREA	6.60 acres
STATUS	Former resort — greenfield site
MARINE	Inner harbour + breakwaters
SUMMIT	43 ft

HEAD LEASE RUNS TO 2040

The head lease runs until May 2040 and carries standard statutory extension rights under Maldivian tourism law, giving a developer secure, long-term tenure for redevelopment.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	6.60 acres
TENURE	LEASE
Leasehold	To May 2040
SUMMIT	WATERS
43 ft	Indian Ocean

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REGION — MALDIVES

The Maldives spreads across some 1,200 coral islands in the Indian Ocean, where resort islands are held on long government head leases. South Malé Atoll (Kaafu) is the capital's own atoll: Malé lies about 18 miles north and Velana International Airport about 20 miles.





THE ISLAND

A Blank Canvas in Kaafu

Previously operated as a three-star resort, the island was acquired shortly before the pandemic with a vision of redevelopment into a modern, upscale four-star retreat of approximately 100 keys. Demolition of the former resort was largely completed before work halted, leaving essentially a blank canvas. What remains is functional support stock — workers' accommodation and the main restaurant building, which stays in usable condition — with some demolition debris still on portions of the island.

THE HEAD START

Harbour Already Dug

Beyond the cleared land, the island keeps its marine infrastructure: an excavated inner harbour, protective breakwater structures and deep-water arrival channels, a costly head start on any new resort's arrival works. White-sand beaches ring the island and the surrounding lagoon suits overwater villas and beachfront keys. The preferred transaction is acquisition of the company holding the head lease, keeping the transfer of rights streamlined.

A NOTE ON IMAGERY

The photographs in this brochure are historical photographs of the island's former resort, as disclosed in the listing itself. They show the island's setting and previous footprint; the former resort buildings have since been largely demolished, and the island is offered in as-is condition as a greenfield development site.

LOCATION

On the Map

SOUTH MALÉ ATOLL (KAAFU) • MALDIVES



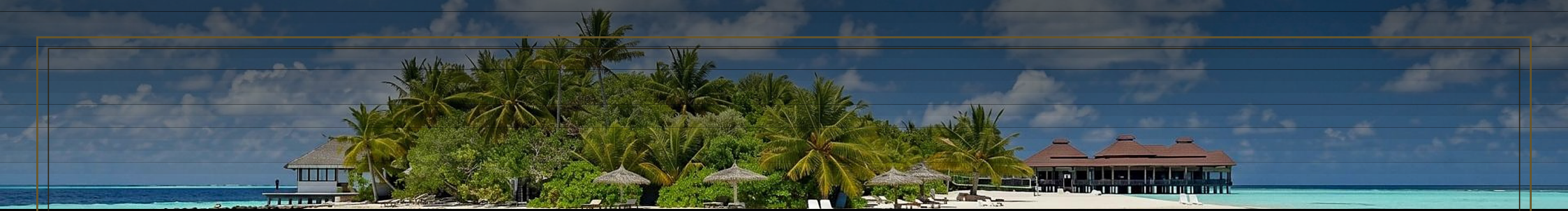
GALLERY

In Frames



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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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info@privateislandsinc.com

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