



PRIVATE ISLANDS INC.

Roberton Island Estate

MOTUAROHIA ISLAND - BAY OF ISLANDS - NEW ZEALAND

Roberton Island Estate is a 1.6-acre ultra-private sanctuary on Motuarohia Island in New Zealand's Bay of Islands - one of only five private residential holdings on an island Captain Cook's charts made famous. The architecturally refined single-level residence fuses sustainable off-grid infrastructure with quiet luxury: vaulted ceilings, white timber, and walls of glass opening to the turquoise Bay. A private sandy beach, deep-water floating jetty, a 14-metre private mooring, and a dedicated helicopter landing area complete the offering.

USD 6,200,000

1.6 ACRES - OFF-GRID SANCTUARY - HELI + JETTY + MOORING - FREEHOLD

THE ESTATE

At a Glance

PRICE	USD 6,200,000
LOCATION	Motuarohia Island, Bay of Islands, New Zealand
ACREAGE	1.6 acres
RESIDENCE	Single-level, primary suite + 2 guest bedrooms
INTERIOR	Vaulted ceilings, white timber, floor-to-ceiling glass
KITCHEN	Designer kitchen, stone benchtops, walk-in pantry
FIREPLACES	Whitewashed brick interior + exterior fireplace
DECKS	Wraparound covered decks, outdoor stone terraces
BEACH	Private sandy beachfront, riparian rights
JETTY	Private deep-water floating jetty
MOORING	Private 14 m (46 ft) swing mooring
HELI	Private helicopter landing area
POWER	Rooftop solar + battery, backup generator
WATER	Private bore, rainwater tanks, UV filtration
TENURE	Freehold
STATUS	Available

ISLAND VITALS

ELEVATION	COORDINATES
78 m (256 ft) max	35.233°S, 174.167°E
SHORELINE	WATERS
Sandy beach + tidal lagoons	Bay of Islands





THE ISLAND

A Bay of Islands Sanctuary

Motuarohia Island is one of New Zealand's most storied private islands - and this 1.6-acre coastal estate commands one of its premier positions. As one of only five private residential holdings on the entire island, the property occupies an echelon of exclusivity that modern coastal markets cannot duplicate. Towering native pohutukawa trees frame crystalline turquoise waters; two natural tidal lagoons lie minutes away by foot.

LEGACY

Captain Cook-Era Provenance

The Bay of Islands is New Zealand's historic cruising heartland - 144 islands of sheltered, navigable water where Captain Cook's provenance still lingers in the charts. Here, tightly held maritime-park properties pass between generations, and opportunities on Motuarohia arise once in a lifetime. This estate carries that lineage: a genuine legacy investment in one of the most protected, pristine marine paradises on Earth.

RESIDENCES

Home & Pavilion

The Residence: a single-level, architecturally refined home oriented toward expansive maritime views, with soaring vaulted ceilings, white timber paneling, and broad floor-to-ceiling glass doors that dissolve the line between indoors and out. The Primary Suite opens directly to the verandah; two additional guest bedrooms and impeccably finished bathrooms complete the accommodations. The Pavilion: an expansive open-plan living and dining space anchored by a whitewashed brick fireplace, flowing into a designer kitchen with stone benchtops, premium appliances, and a walk-in pantry.

RECREATION

Beach, Lagoon & Blue Water

Outdoor living: broad wraparound covered decks and outdoor stone terraces, with a magnificent exterior fireplace - an open-air lounge for entertaining beneath the stars in every season. The beach: a private sandy beachfront with rare riparian rights. The water: two natural tidal lagoons renowned for snorkeling, plus immediate access to big-game marlin fishing, outer-reef diving, and tranquil sailing across the bay's 144 islands.





TERRAIN

Land and Water

Over an acre and a half of gently sloping coastal grounds descend to a private sandy beachfront. The maritime infrastructure is world-class: a private deep-water floating jetty and a dedicated swing mooring rated for vessels up to 14 metres (46 feet). Two natural tidal lagoons offer snorkeling steps from the lawn, while the surrounding bay delivers marlin fishing, outer-reef diving, and sailing across 144 islands.

KNOWN FOR

One of only five private residential holdings on Motuarohia Island - a peerless 1.6-acre estate in the Bay of Islands, pairing Captain Cook-era provenance with true multi-vessel nautical infrastructure and direct helicopter capability.



AUTONOMY

Off-Grid Infrastructure

The estate is engineered for sustainable autonomy. Clean power comes from an extensive rooftop solar array with battery storage, backed by an integrated generator. Potable water is secured by a dedicated private freshwater bore, extensive rainwater retention tanks, and an advanced UV filtration system. High-speed connectivity keeps remote executive management seamless. A private helicopter landing area delivers sky-to-sea arrivals directly on the grounds.

ARRIVAL

Heli & Boat

Sky-to-sea arrivals: a private helicopter landing area on the grounds, or boat to the deep-water floating jetty and the 14-metre private swing mooring. Two tidal lagoons, marlin fishing grounds, and 144 islands of sheltered cruising water wait offshore.

OWNERSHIP

Lifestyle and Value

New Zealand enforces some of the world's strictest foreign-buyer rules, but a 2026 update carves a narrow path for Active Investor Plus visa holders to acquire a single residence of NZ\$5 million or more. Islands here are typically "sensitive land," requiring Overseas Investment Office consent - so an established freehold holding of this rarity is a definitive legacy asset. Vacation base, seasonal retreat, or family sanctuary: enduring value, protected for generations.

1.6 ACRES · PRIVATE MOORING · HELI LANDING · BAY OF ISLANDS

LOCATION

On the Map

MOTUAROHA ISLAND - BAY OF ISLANDS - NEW ZEALAND

LOCATION



Straight-line distances, approximate. — Coastline: Natural Earth

ROBERTON ISLAND ESTATE

Bay of Islands, New Zealand • 35.233°S, 174.167°E

DISTANCES

Paihia	5 mi
Auckland	117 mi

ELEVATION & CLIMATE

Max elevation	78 m (256 ft) above sea level
Summer high (Feb avg)	74°F
Winter low (Jul avg)	49°F
Sea temp	55-75°F

ACCESS

- Heli landing area on the grounds
- Deep-water floating jetty + 14 m (46 ft) swing mooring
- Two tidal snorkeling lagoons

Straight-line distances, approximate.
Sources: PrivatIslandsOnline listing, Wikipedia, geocoder, climate aggregators (see sources.txt).

GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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