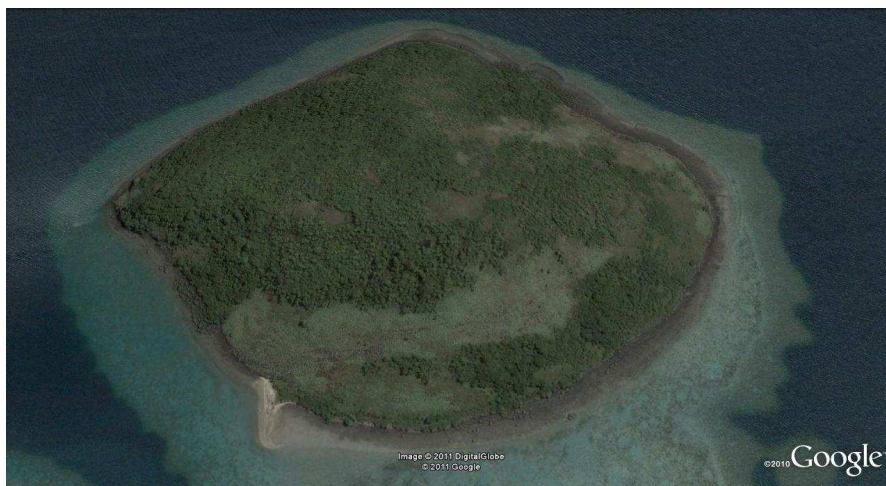


This truly is the hidden gem of Fiji, offering the seclusion of a private island getaway from the world but close enough to civilization such as towns, the international Airport and much more, thus making it a paradise getaway with added convenience.

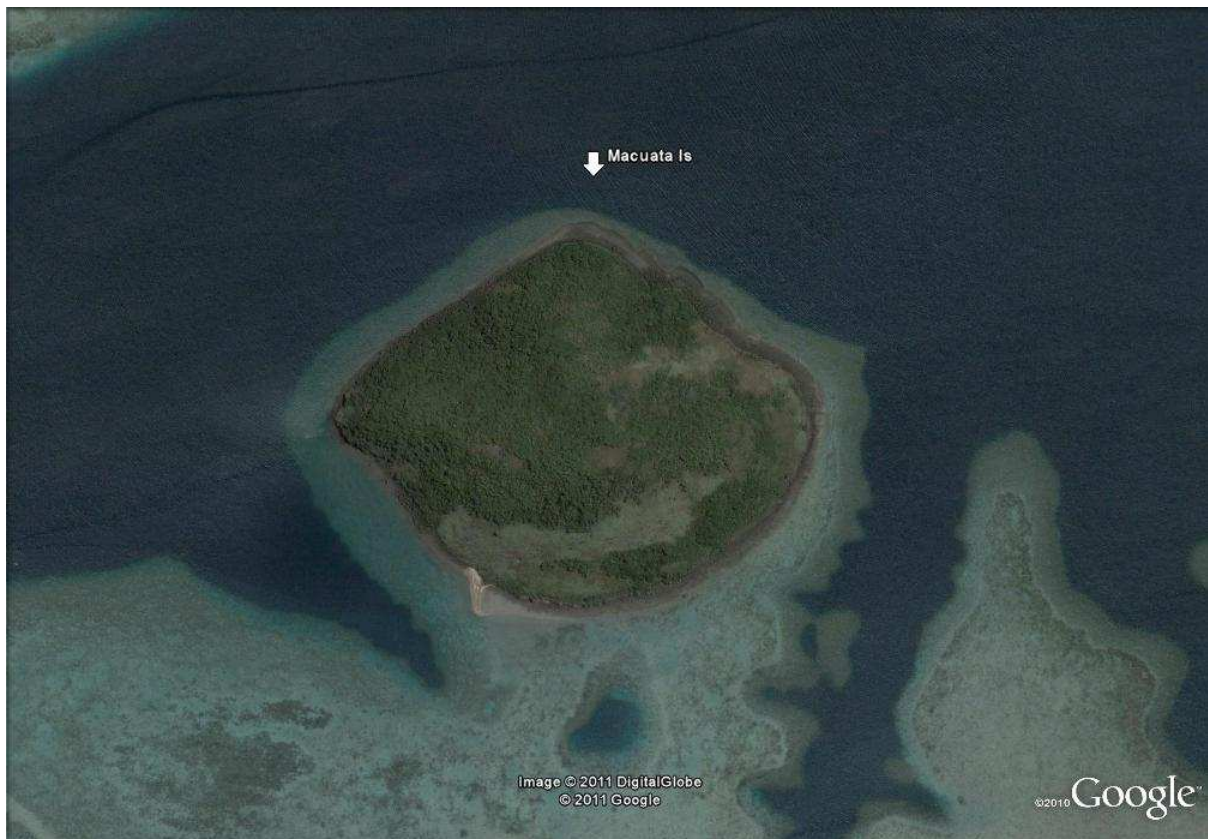


Freehold islands are scarce and most are tightly held. Sales of undeveloped freehold islands in most instances have reflected this scarcity factor. However, sales of freehold sections within small islands have been consistent particularly with overseas investors for vacation and retreat homes.

Macuata island is the last freehold island near Viti Levu that is for sale and it is an ideal investment for someone who wishes to have a private getaway in paradise. Most Freehold islands in Fiji have either been sold and are now inhabited or they have been subdivided and lots have been sold off. Macuata island is a very rare opportunity to own a freehold island that is still classified as undeveloped in the world. Macuata island is the perfect island for those who want be close to civilization but secluded enough to get that tropical paradise getaway feel that all private island owners around the world enjoy



SITE DESCRIPTION



The subject property comprises of one island known as Macuata Island and contained in a freehold, fee simple title. The property is situated off the northern coast of Rakiraki District.

Macuata Island is located approximately 1.5 kilometres from the northern coast of Viti Levu. Macuata Island is a fee simple estate (freehold) and is approximately 100 acres in size. It is cone shaped and rises to approximately 600 ft. It is accessible by boat and helicopter with a flying time of 15 minutes from the Nadi International Airport.

The island is volcanic in origin and sits on a coral reef, the edge of the reef being located approximately 400 meters from the shore, and is surrounded by clear blue protected water up to 20 meters deep. The island also has rock face edges towards the waterfront.

Climatically, this region of Fiji has consistently the best weather in all of the Fiji Islands. Whilst it obviously gets hot, particularly during the summer months, it does not experience the same degree of humidity as many other regions. The winters are absolutely perfect with blue skies, warm waters and beautiful evenings.



Enjoying a warm dry climate, white sand beach and blessed with spectacular crystal clear lagoons the Macuata Island is a true barefoot paradise. It is surrounded an unspoiled tropical reef teeming with fish life and presenting unrivalled opportunities for snorkelling and diving.

Furthermore, deep blue water lies beyond the reef offering best deep sea and reef fishing experiences. Remember that with year round sunshine and crystal clear waters, untouched, unspoilt beaches this is a true paradise in Fiji.

It is covered by the beauty of the mountainous natural colors which changes according to the position of the sun. One has to just turn away from that magnificent site and will be received by the beauty offered by the colorful coral reefs and its unique fish species which is hard to match the world over, covered by the smooth bluish green clear sea and its easterly prevailing wind. In that alone comes the real meaning of relax and enjoy which you should experience to be witness to the difference which only this island can offer.



ZONING AND SERVICES



The island is wholly vacant at present and there is no power & water supply including telecommunication. As Macuata island is close to Viti Levu, it is possible to have FEA (Fiji Electricity Authority) and Fiji Telecom to run submarine cables to the islands removing the need for expensive generators that would run 24/7 and satellite earth station to run telephone and internet. It is also possible to run a submarine pipeline to bring fresh drinking water to the island rather than relying on the small fresh water table and/or reverse osmosis Water purification machines.

Telecommunication service can be provided through Telecom Fiji, as the Telecom Fiji's transmission station is clearly visible from the Island. Normal transmission could be provided through Fiji International Telecommunication Limited (FINTEL). Vodafone, Fiji's mobile network is accessible from the island. Fiji being the hub of the South Pacific is well advanced in telecommunication and information technology.

Through FEA, power supply could be brought in to the island via the mainland. With the high number of sunny days per year experienced at Macuata Island, solar power would be a viable economic alternative to diesel generator power, particularly for lower load demand such as residential usage.



Five minutes drive away is the house of the Fiji Water which supplies the best drink to the world and dominates its unmatched market in the United States of America and Europe. With the abundance of our local food varieties and our friendly hospitality, your health is definitely covered in this beauty package offer.

While there are no evidence of flowing creeks, however the lush tropical vegetation suggests the existence of underground water. Underground fresh water supply could be extracted by boreholes. Collection of rainwater is also an option when residential buildings are constructed. However, depending on the extent of the development for the island, the distance to the main land would allow water to be accessed directly from the main land as it has in the past.