

KAKULA ISLAND

North Efate, Republic of Vanuatu

A Private Island Opportunity

With Dedicated Mainland Wharf Access



THE OPPORTUNITY

A rare chance to acquire a 35-hectare private island located less than one hour from Port Vila International Airport, combined with a strategic deep-water mainland wharf site.

Few islands in the South Pacific offer:

- Entire island ownership
- Tourism zoning
- Registered long-term lease
- Strata subdivision potential
- Dedicated mainland logistics base

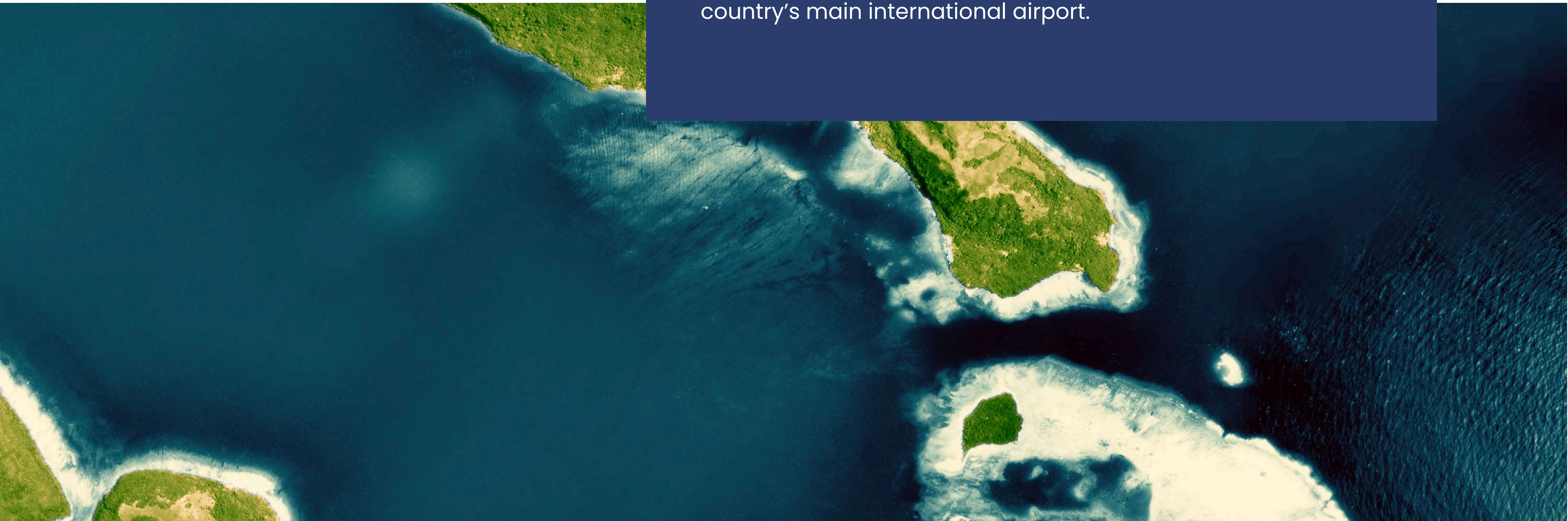
Kakula Island represents a development-grade island asset with infrastructure positioning already in place.



LOCATION

- 45 minutes from Port Vila
- Direct access via Emua Wharf
- Positioned in sheltered Undine Bay
- Facing Nguna and Pele Islands

Efate is Vanuatu's political and economic center, with the country's main international airport.



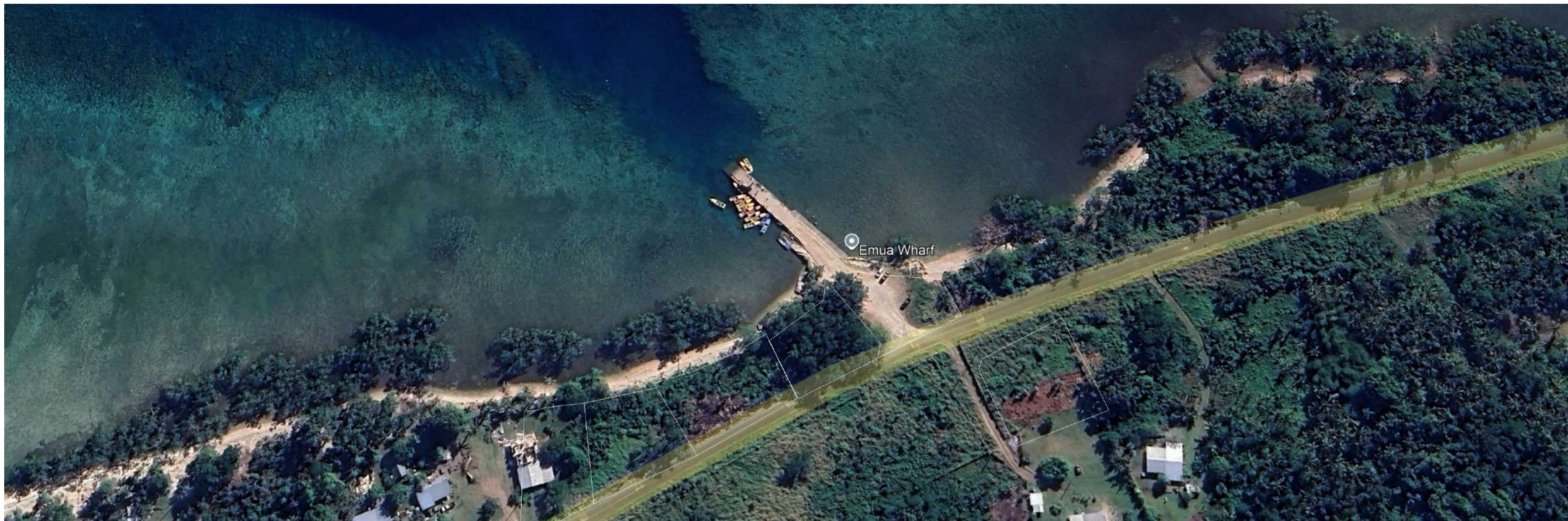


THE ISLAND

SIZE: APPROX. 35 HECTARES
LEASE CLASS: COMMERCIAL / TOURISM
REMAINING TERM: APPROX. 48 YEARS

Natural Features:

- White sand beach perimeter
- Fringing coral lagoon
- Tropical coastal vegetation
- Shallow turquoise waters
- Western sunset exposure



MAINLAND ACCESS TITLE

Emua Wharf – 2,493 sqm waterfront site

- 75-year industrial lease
- Concrete commercial wharf
- Direct road frontage
- Deep-water access
- Cargo & construction logistics capability

This wharf is the strategic backbone of the asset.

Without it, development is significantly more complex.

With it, large-scale development becomes viable.



DEVELOPMENT VISION

Boutique Eco-Resort

- 10–20 luxury villas
- High ADR positioning
- Low-density luxury tourism

Ultra Luxury Private Retreat

- Single-family or branded residence
- Helipad integration
- Ultra-high-end positioning

Strata Villa Development

- Subdivision (subject to approval)
- Villa sales model
- Development margin extraction
- Mixed Resort + Branded Residences

STRATEGIC ADVANTAGES

- Entire island control
- Mainland access secured
- Proximity to capital city
- Tourism lease classification
- Subdivision via strata permitted
- End-of-lease protection clause
- Rare market supply



Whole-island assets near capital cities in the Pacific are scarce.

Efate offers:

- International airport
- Government stability
- English & French legal framework
- Growing regional tourism demand

Kakula is positioned as a prestige acquisition rather than a speculative land play.

