



## Emerald Bay - Suva - Fiji - DA Approved Resort Development Site - \$65M - 35% Contracoin



### Agent Info

Name:	Global Property International
Country:	Australia
City:	Gold Coast

### Listing details

#### Description:

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The property is comprised of two different land tenures namely a freehold agricultural land of 137.25 acres (555,431.05m<sup>2</sup>) and surrounded by government owned crown land of mix mangrove & tropical shrubs vegetation adjacent to the sea and sandy shores. The survey approved surrounding crown land comprises of approximately 299.40 acres or 121.1666 hectares (1,211,628.80m<sup>2</sup>), thus enhancing a total land area of approximately 436.65 acres (1,767,059.85m<sup>2</sup>), which is equivalent to approximately 1.77 square kilometres. Hence, this crown land has been provisionally approved for a development lease term of 5 years commencing on 1st January 2017. The amalgamation of these two different land tenure sites under one ownership will match the proposed physical layout of the integrated tourism development in Nadawa Bay Island which will be modified as a result of reclamation and other proposed civil works.

Nadawa Bay is perfectly positioned adjoining the waterfront and centrally located between Suva and the expanding second International Airport, Nausori only 12km from the development and a short drive back to the city. Thus the site is situated on the Eastern side of Viti Levu and is approximately twelve radial kilometers south east of Nausori International Airport. It is separated from the main island by a branch of the Nasinu River and the mangroves which are approximately 30-100 metres wide at the crossover point.

#### Development Overview:

- Marina – 65,000 sqm
- Cultural Centre – 165,000 sqm
- Shopping Centre – 15,000 sqm
- Units – 480
- Houses – 760

The current & future development concept of the island site will be very much in line with the opportunities befitting the location includes recreational water sports and activities.

This development site is priced at \$65M - \$42.25M Cash + \$22.75M Contracoin.



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There is a valuation available that supports the asking price.

## **Common**

Property for: Sale  
Price: \$ AUD 65,000,000  
Lot Size: 436 ac  
Garage: No

## **Location**

Country: Fiji  
State/Region/Province: Central  
City: Suva  
Address: Emerald Bay Nadawa Suva  
ZIP code: 1234  
Reference Number: RF688753

