

PRIVATE ISLANDS INC.

KATAFANGA ISLAND

LAU GROUP, FIJI

225 ACRES • FREEHOLD

5,000-ACRE LAGOON • PRIVATE RUNWAY

17.521°S 178.716°W

ELEVATION — SUMMIT 154 FT

THE ISLAND — TERRAIN

THE ESTATE

At a Glance

LOCATION	Lau Group, Fiji
TITLE	Freehold
LAND AREA	225 acres
LAGOON	5,000 acres, reef-sheltered
DEVELOPMENT	Partially developed
SUMMIT	154 ft

ACRES OF LAGOON

A reef-ringed lagoon twenty-two times the island's size, entered through a single natural opening wide enough for yachts over 200 feet.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	225 acres
TITLE	SUMMIT
Freehold	154 ft
WATERS	LAGOON
South Pacific	5,000 acres

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REGION — FIJI — THE LAU GROUP

Fiji divides its land between freehold, Crown lease and native lease, and freehold — outright, permanent title — is by far the scarcest. The Lau Group, Fiji's eastern island chain, is its quietest corner: dry, reef-guarded and far from the western resort circuit.





THE BLUE LAGOON

An Island in a Lagoon of Its Own

Katafanga — long known as the Blue Lagoon — is a 225-acre island set inside a natural lagoon of some 5,000 acres, protected all round by coral reef. One mile long and a third of a mile wide, it rises to elevations of 150 feet with views across the Lau Group, its shores wrapped in white-sand beaches and coconut palms.

THE LAND

High Ground, White Sand

The listing describes an island of geological symmetry: secure elevated building sites above a shoreline of sugar-white sand, in the drier, weather-resilient climate of Fiji's eastern islands — a natural fortress ringed by reef.

WHAT STANDS

A Build Already Begun

A multi-year development phase between 2002 and 2005 left one fully completed luxury villa and some nineteen further villas in various stages of completion, together with employee housing, a water reservoir system and several jetties.

THE FRAMEWORK

Roads, Runway & Golf

The heavy lifting is done: the runway is graded, a ring road circles the island, early utility piping is in, and a formed golf course — currently overgrown — awaits revival. What remains is refurbishment and completion, as a boutique resort or a private estate.





LAND AND WATER

A Reef Fortress, A Still Lagoon

A robust coral reef rings the whole atoll, and a single natural break in it — 200 feet wide — lets yachts of more than 200 feet pass into water the listing calls mirror-still. Inside, deep water runs within the lagoon's protection; outside lies the open Pacific. On land, elevations to 150 feet carry the building sites above white-sand beaches that wrap the island.

KNOWN FOR

The Blue Lagoon — 225 freehold acres inside a 5,000-acre reef-sheltered lagoon, with its own formed runway in Fiji's Lau Group.

DAYTIME HIGH $\pm 88^{\circ}\text{F}$ · NIGHT LOW $\pm 70^{\circ}\text{F}$



BY AIR

One Hour from Nadi

The listing puts Katafanga one hour by air from Nadi International Airport, Fiji's international gateway. The island's own formed private runway takes arrivals directly to the island — its grading completed in the original build.

BY SEA

Through the Reef Opening

Yachts enter through the reef's single natural opening into the lagoon's protected deep water — the listing counts Katafanga among the few Pacific islands able to host a super-yacht fleet in complete natural shelter. The nearest neighbour airport, Vanua Balavu, lies 25 miles to the north-west.

DISTANCES — STRAIGHT LINE

Vanua Balavu Airport 25 mi · Suva 192 mi · Nadi Int'l Airport 254 mi

225 ACRES • FREEHOLD • ONE ISLAND, ONE LAGOON

LOCATION

On the Map

LAU GROUP • FIJI, SOUTH PACIFIC



GALLERY

The Estate in Frames



White sand at low sun, a boat at anchor



Surf breaking on the outer reef



The deep basin of the lagoon, from above



The completed villa among the palms



PRIVATE ISLANDS INC.

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KATAFANGA ISLAND

LAU GROUP, FIJI

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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