

Kadavu

KOROLEVU BAY - KADAVU - FIJI

Kadavu Resort — formerly Matana — is a 12.09-acre hospitality redevelopment on Korolevu Bay in southern Fiji's pristine outer islands. A dormant resort with genuine bones: a 420 m² reception and dining complex, five beachfront guest bures, staff quarters, a dive shop and a private deep-water jetty. Held on an iTaukei tourism lease to 2103 inside Fiji's Tax Free Region, with approved master plans for up to 20 bures including overwater villas.

USD 890,000

12.09 ACRES - RESORT INFRASTRUCTURE - TAX FREE REGION - LEASEHOLD

THE ISLAND

At a Glance

PRICE	USD 890,000
LOCATION	Korolevu Bay, Kadavu, Fiji
LAND	12.09 acres (4.89 ha)
TENURE	iTaukei tourism lease to 2103
MAIN COMPLEX	420 m² reception + dining, bar, terraces
GUEST BURES	5 beachfront bures, en-suite + decks
AUXILIARY	4 staff quarters, dive shop, laundry, spa bure
MASTER PLAN	Approved for up to 20 bures incl. overwater
JETTY	Private timber jetty, deep water, all tides
REEF	Great Astrolabe Reef — dive / surf / kayak
TAX STATUS	Tax Free Region — up to 13-yr holiday
UTILITIES	Spring water, solar + generator, septic
ACCESS	Sea or seaplane; 2-hr boat from Vunisea
LISTING	Available

BUILT BONES, APPROVED VISION

A dormant resort — not a dream on paper: reception complex, five bures, jetty and staff infrastructure already in place, with historical approvals for up to 20 bures including overwater villas.

ISLAND VITALS

TERRAIN	COORDINATES
Hillside + coastal flat	19.049°S, 178.163°E
SHORELINE	WATERS
Coral sand beach	Korolevu Bay





THE ISLAND

Fiji's Unspoiled Frontier

Set within the pristine natural sanctuary of Kadavu Island in southern Fiji, the resort transitions from high, elevated hillsides down to a protected sandy beach on Korolevu Bay. On-site caretakers keep the grounds and facilities in habitable order — the estate is poised for a phased repositioning into an intimate eco-dive haven or an ultra-luxury hillside retreat above the South Pacific.

THE OPPORTUNITY

Phased Repositioning

Offered as-is and dormant, the resort invites a buyer's vision: the main complex is ready for selective cosmetic renewal, while guest bures and ancillary buildings are primed for modern replacement or elevated hillside expansion in a tiered rainforest concept. Historical development master plans — approved for up to 20 bures including overwater villas — give the next owner a running start, with on-site consultants available for updated consents and iTLTB transfers.

THE ESTATE

Resort Infrastructure

Main complex (420 m²): reception and dining with terraces, bar facilities, commercial prep spaces and guest washrooms. Five beachfront guest bure — each 20 m² with en-suite washroom and 14.5 m² open front deck. Auxiliary: four staff quarters, dive shop, laundry building and massage bure — built on reinforced concrete footings with native vesi and buabua posts, weatherboard cladding and polished timber floors.

THE SETTING

Reef & Rainforest

Great Astrolabe Reef: one of the world's great dive frontiers sits in direct proximity — premier diving, surfing, kayaking and marine research at the doorstep. The grounds: 4.89 hectares of lush terrain from flat coastal land to hillside plateaus with panoramic views across Korolevu Bay. Resilience: the layout has weathered major South Pacific cyclones without landslips or erosion.





TERRAIN

Land and Water

4.8942 hectares of lush tropical terrain — flat coastal land along the water rising to gentle-to-steep hillside plateaus with panoramic vantage points. A 9-meter foreshore reserve fronts clear water and gentle coral-sand beaches, and a private timber jetty reaches deep water for boat access and tender transfers at all tides. The Great Astrolabe Reef lies just offshore.

KNOWN FOR

A Tax Free Region hospitality play on Fiji's unspoiled Kadavu — dormant resort infrastructure, a deep-water jetty, approved plans for up to 20 bures including overwater villas, and the Great Astrolabe Reef as the backyard. Corporate tax holidays of up to 13 years for qualifying projects.



ARRIVAL

Access

An off-grid sanctuary reached exclusively by sea or private seaplane charter. Marine arrivals land directly at the resort jetty — a two-hour coastal boat ride from Vunisea, which offers daily scheduled flights to Nadi and Suva. On the ground: spring-fed water, solar power with generator backup, and Fiji's green fiscal incentives for renewable energy and water installations.

OWNERSHIP

Ownership

Fiji's land system blends freehold, crown lease and native lease — freehold is the gold standard but covers only 8% of land. This property is held on an iTaukei tourism lease expiring in 2103 (about 77 years remaining) with iTLTB consent. As a designated Tax Free Region, qualifying capital projects can secure corporate income tax holidays of up to 13 years, plus duty exemptions on imported equipment.

VALUE

Lifestyle and Value

An entry point into the South Pacific boutique hospitality market: deep cultural roots, natural grandeur and compelling commercial fundamentals. Whether reborn as a barefoot surf-and-dive lodge or a tiered five-star escape, Kadavu Resort pairs structural economic advantages with one of Fiji's last unspoiled frontiers.

12.09 ACRES · TAX FREE REGION · LEASE TO 2103

LOCATION

On the Map

KOROLEVU BAY - KADAVU, FIJI



KADAVU RESORT

Korolevu Bay, Kadavu, Fiji • 19.049°S, 178.163°E

DISTANCES

Vunisea Airport	1 mi
Suva	65 mi
Nadi	101 mi

ELEVATION & CLIMATE

Summer high (Feb avg)	85°F
Winter low (Jul avg)	76°F
Sea temp	75-87°F

ACCESS

Arrive by sea or private seaplane charter
2-hr boat ride from Vunisea
Vunisea: daily flights to Nadi & Suva

Straight-line distances, approximate.
Sources: listing page, geocoder (Matana Beach Resort),
climate aggregators (see sources.txt).

GALLERY

The Resort in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Kadavu

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USD 890,000

info@privateislandsinc.com

www.privateislandsonline.com



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