



## Luxury 5 bed House For Sale in Port Vila Vanuatu



### Info Agente

|                    |   |
|--------------------|---|
| Nombre:            | Niall Madden  |
| Nombre empresa:    | Esales Property Limited   |
| País:              | Reino Unido   |
| Experiencia since: | 2002  |
| Tipo de servicio:  | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments  |
| Teléfono:          |   |
| Languages:         | English   |
| Sitio web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Detalles del anuncio

|                 |                  |
|-----------------|------------------|
| Propiedad para: | Venta            |
| Precio:         | USD 1,936,255.35 |

### Ubicación

|              |  |
|--------------|--|
| País:        | Vanuatu  |
| Dirección:   | Port Vila  |
| Publicado:   | 19/09/2024                                       |
| Descripción: | Luxury 5 bed House For Sale in Port Vila Vanuatu |

Esales Property ID: es5553850

Port Vila  
Vanuatu

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Vanuatu is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

This unparalleled opportunity awaits one astute buyer. An exquisite luxury waterfront property nestled in the heart of Vanuatu's pristine beauty. Indulge in a lifestyle of opulence and exclusivity at this breathtaking estate, where everyday is a vacation and where the concept of luxury takes on an entirely new meaning.

A stunning architecturally designed home constructed from concrete and steel to the highest structural



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standards for both earthquake and cyclones. This executive level home boasts 5 large bedrooms & 5.5 bathrooms and includes an external granny flat, office, kids' playroom, media room, dining room, living room, Bi-fold CrimSafe\* enclosed terrace, pool, double carport, double garage with single roller door and storage room (Condo/ Granny Flat above). Boasting your own private pristine white sandy beach frontage, a 20m jetty and a small boat mooring right out the front in Port Vila Harbour. It is located at the private, gated Worowloa Estate.

The property boasts well established tropical gardens with more than 10 species of palms; 9 species of lilies; 3 varieties of water lilies and taro and 7 species of ginger, heliconias and crotons. The lush grounds cultivate numerous other ornamental, tropical plants many of which flower, including orchids and succulents; various edible plants and fruit trees; as well as a dedicated veggie patch for organic garden to plate cuisine.

Catering for children, there is a 3-level treehouse with a rope ladder, fireman's pole and dungeon in a banyan tree beside the driveway. The established ocean view gardens host a kids' playground facility with multiple slides, swings and monkey bars.

### Property Highlights

- **Private Beach:** Step onto your very own stretch of white sandy beach, where the azure waters of the Pacific Ocean lap at your doorstep. Bask in the sun, take leisurely strolls along the shore, and enjoy unparalleled tranquility in complete seclusion.
- **Waterfront Pool:** Immerse yourself in sheer relaxation with a state-of-the-art infinity pool that seems to merge seamlessly with the ocean beyond. Enjoy breathtaking sunsets while lounging in your private oasis, a true haven of serenity.
- **Private Jetty:** For the maritime enthusiast, a private jetty awaits, with access to deep waters for yachting, water sports, and exploration of the nearby islands. Your aquatic adventures begin right from your doorstep.
- **Dual Living:** This luxurious estate offers the unique advantage of dual living, allowing you to enjoy both privacy and connection. Ideal for hosting guests, accommodating extended family, or even generating rental income while preserving your own sanctuary.
- **Destination Paradise:** Vanuatu is renowned for its untouched natural beauty, warm tropical climate and offers a haven of escape and rejuvenation. Dive into a world of coral reefs, explore lush rainforests, and immerse yourself in local culture and traditions.
- **Convenience:** With direct flights from major international hubs, reaching your slice of paradise has never been easier.
- **Land area\*:** 1545m<sup>2</sup>
- **Building areas\* (total):** 495m<sup>2</sup>

As a strategic investment opportunity, acquiring this magnificent property grants you exclusive access to Vanuatu's attractive tax-free status. Join the ranks of savvy high net worth individuals who recognize the



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financial advantages of owning a piece of paradise while benefiting from Vanuatu's investor-friendly policies. Full details available for genuine qualified buyers.

#### Tax-Free Status

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\*^Disclaimer: All information provided is deemed reliable but not guaranteed. Buyer should verify all information independently. Tax regulations are subject to change. Map and location is approximate only, please contact the agent for the precise location details. Nothing on this page is to be construed as legal or financial advice. Price is an estimate only. Currency conversions must be worked out from the daily exchange rate for Vanuatu Vatu (VUV) 211,000,000.

#### ABOUT THE AREA

Port Vila is the harborside capital and main hub of Vanuatu, on Efate island. Its small downtown is home to colourful market stalls selling produce and local handicrafts. The National Museum of Vanuatu, inside the Vanuatu Cultural Centre, displays artefacts such as slit-gong drums and outrigger canoes. The town is a base for diving and trips to Mele Cascades, a multi-tiered waterfall with rock pools in a rainforest.

Vanuatu is a South Pacific Ocean nation made up of roughly 80 islands that stretch 1,300 kilometres. The islands offer scuba diving at coral reefs, underwater caverns and wrecks such as the WWII-era troopship SS President Coolidge. Harborside Port Vila, the nation's capital and economic centre, is on the island of Efate. The city is home to the Vanuatu National Museum, which explores the nation's Melanesian culture.

#### MAiN FEATURES:

- 495m<sup>2</sup> of living space
- 1545m<sup>2</sup> plot.
- 5 Bedrooms
- 6 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Vanuatu
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com
- Air Conditioning
- BBQ Area
- Pool
- Beachfront



- Tropical Gardens
- Kids' Playground
- Jetty/Marina
- 10 kw Solar system
- Solar Hot water with Gas backup
- Water Softener
- 40,000 Liter Underground Rainwater Tank with Pressure Pump for backup water supply
- 5 KVA Backup Generator
- Electric Roller Shutters
- Off Street Parking
- Waterfront

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## **Común**

|                            |         |
|----------------------------|---------|
| Dormitorios:               | 5       |
| Baños:                     | 6       |
| Pies cuadrados terminados: | 495 m2  |
| Tamaño del lote:           | 1545 m2 |

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.084.803

