



SeaWinds Villas With Ocean Views for Sale in Nadroga, Fiji



Informazioni sull'Agente

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Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 1,293,463.86

Posizione

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Descrizione:
SeaWinds Villas With Ocean Views for Sale in Nadroga, Fiji

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Maui Bay Estate

Nadroga

Viti Levu

Fiji

SeaWinds Villas - Turnkey Resort Asset & Private Residence

Asking Price: FJ\$2,950,000 (-€1,150,000 EUR)

Location: SeaWinds Villas, Maui Bay West Road, Maui Bay Estates, Coral Coast, Nadroga, FJ

Property Overview & Concept

SeaWinds Villas is a fully licensed, operational, and turnkey boutique resort built specifically to deliver both a luxury private sanctuary and high-yielding rental revenue. The entire estate is constructed with



cyclone-rated engineering and furnished with custom Pacific Green sustainable palmwood and genuine leather furniture.

Structural Breakdown: Two Independent Levels

1. Upper Level (Main Villa Hub & Guest Suites)

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- * **Central Gathering Space:** Features a massive open-plan lounge, casual dining room, bar, and a fully equipped chef's kitchen supported by an adjoining butler's pantry for discreet catering and a small laundry.
- * **4 Executive Guest Villas:** Surrounding the main living hub, these four king-size suites each feature private modern en-suite bathrooms, individual balconies, and panoramic ocean views (configured as two standalone villas and two connected suites).
- * **Pool & Outdoor Entertaining:** The living space opens onto a massive outdoor sun deck centered around a large saltwater swimming pool. The deck includes undercover outdoor dining, a poolside cabana with lounge chairs, and a dedicated BBQ terrace.
- * **Administrative & Back-of-House:** Features a manager's office, tool shed, dedicated laundry room, and enclosed water harvesting tanks supplied by rainwater collection and private boreholes.

2. Lower Level (Private Owner's Residence / 5th Suite)

- * **Self-Contained Apartment:** A completely private with one en-suite bedroom Villa with kitchenette and a second bedroom located on the ground floor with its own gated entrance, private driveway, another full bathroom, full kitchen, storage room/ walk in pantry and expansive outdoor decking. Fully Furnished with Pacific Green furniture.
- * **Dual-Path Utility:** Perfect as a live-in owner/operator suite while managing the upper guest suites, or as a 5th standalone rental unit to maximize gross rental yields.

Turnkey Operations & Guest Amenities

- * **Commercial Infrastructure:** Includes an on-site backup generator, high-capacity water filtration system, brand-new air conditioning units across all rooms, and a freshly restored poolside deck.
- * **Staff Quarters & Assets:** Features a standalone two-bedroom staff quarters, a large equipment storage shed, and two ocean kayaks stored down at the beach for guest use.
- * **Established Distribution:** The business is sold turnkey with active listings, glowing reviews, and historical financial performance records across Airbnb, VRBO, Booking.com, and Expedia.

ABOUT THE AREA

Nadroga (officially Nadroga-Navosa) is a prominent province located in the southwestern region of Viti Levu, Fiji's largest island. Renowned for its stunning natural landscapes, the area encompasses the famous Coral Coast, white-sand beaches, rolling inland hills, and the world-renowned Sigatoka Sand Dunes National Park. Its administrative and commercial center is the vibrant town of Sigatoka, which sits



along the banks of the Sigatoka River.

The economy of Nadroga relies heavily on tourism and agriculture, earning it a distinct place in Fiji's identity. The coastal stretches feature many of the country's premier luxury resorts and hotels, attracting international travelers year-round. Inland, the fertile Sigatoka Valley earned the province the nickname 'The Salad Bowl of Fiji' due to its massive output of fresh vegetables, fruits, and root crops supplied across the nation.

Culture and heritage run deep throughout Nadroga, where traditional Fijian customs remain actively woven into daily life. The province is famous for preserving ancient crafts, including traditional pottery-making techniques brought by the early Lapita settlers and salt-making traditions. Local residents are noted for their distinct dialect, warm hospitality, and a rich rugby culture that makes the region a powerhouse in Fijian sports.

The nearest primary gateway to Nadroga is Nadi International Airport (NAN), located just north of the province. Depending on your destination within Nadroga, the drive south along the scenic Queens Highway to Sigatoka or the main Coral Coast resorts typically takes between 45 minutes to an hour and a half.

Maui Bay Estates have Freehold titles so is an easier way to buy property in Fiji. The estate had boutique resorts and luxury homes and a extensive expat community. There is a supermarket and restaurants in the Estate. A new children's adventure centre, bowling alley , more restaurants and a water park is under construction.

MAiN FEATURES:

- * 464m2 of living space
- * 929 m2 plot
- * 6 Bedrooms
- * 6 Bathrooms
- * Stunning Views
- * Pool
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Fiji
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Comune

Camere da letto:	6
Bagni:	6
Finito piedi quadrati:	464 mq



Dimensione del lotto: 929 mq

Building details

Outdoor Amenities: Pool

Rental details

Furnished: Sì

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/UAJM-T3554/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 18703-es5555238

