



Unique 8 bed Estate for Sale In Sara, Epi Island Vanuatu



Agent Info

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Listing details

Property for:	Sale
Price:	USD 1,252,188.25

Location

Country:	Vanuatu
Posted:	Sep 28, 2026
Description:	Unique 8 bed Estate for Sale In Sara, Epi Island Vanuatu

Esales Property ID: es5555240

Sara, Vanuatu

AUD 1,797,000

The Ultimate Island Sanctuary: 13-Acre Waterfront Estate in Sara, Vanuatu

Get ready to make waves in the international real estate market with this extraordinary waterfront property located in Sara, on the stunning island of Epi, Vanuatu. Spanning an expansive thirteen acres of pristine tropical coastline, this slice of paradise features an incredible seven hundred and seventy meters of absolute ocean frontage.

What sets this estate apart from anything else on the market is its unique structural versatility. The property is spread across seven separate commercial titles, each boasting its own front-row ocean view. Whether you are searching for a private luxury compound, a sustainable eco-resort, or a multi-unit commercial development venture in the South Pacific, this estate provides an unparalleled canvas.



At the center of the estate sits a impressive three hundred and thirty-eight square meter, two-story main residence. Built from solid hardwood timber and topped with a durable iron roof, this home features seven spacious bedrooms and four bathrooms. It is perfectly designed to host large family gatherings, entertain international guests, or operate as a high-end boutique lodge. The expansive living areas capture ocean breezes and open up to panoramic views of the water.

In addition to the main home, the property includes a separate two hundred and twenty square meter, single-story guest cabin. Constructed of solid concrete block with an iron roof, this dwelling offers a generous one-bedroom, one-bathroom layout. It comes complete with a full-sized kitchen and an oversized covered verandah that is ideal for enjoying quiet, lazy afternoon breezes.

Beyond the main dwellings, the estate is equipped with extensive functional outbuildings that provide room for storage, projects, or further expansion. Workshop number one is a two hundred square meter concrete block structure positioned directly on a sheltered bay, making it the perfect boat shed or marine workshop. If desired, this structure could easily be converted into extra guest accommodation. Workshop number two offers ninety-one square meters of concrete block space that could similarly serve as a workshop, artist studio, or additional living quarters.

The shoreline infrastructure is equally well-appointed. Right on the sand sits a traditional two-story local-style beach hut, along with a separate beach shelter featuring a flushing toilet and cold-water shower. A dedicated concrete storage shed provides safe keeping for water sports gear and maintenance equipment.

The natural grounds are nothing short of breathtaking. Bordered on one side by a permanent, crystal-clear river, the property features established organic vegetable gardens, a wide variety of mature fruit-bearing trees, and landscaped ornamental gardens across three of the titles. The entire thirteen-acre estate is fully fenced for privacy and security, offering uninterrupted island views and spectacular sunsets nine months out of the year.

This property is completely self-sufficient and off-grid ready. Power is generated through a combined hydro and solar system connected to both main residences and both workshops. Clean water is plumbed to all seven individual titles, and dedicated solar hot water systems serve both living quarters. High-speed satellite broadband internet via starlink keeps you fully connected to the outside world.

Rarely does an estate offer this degree of privacy, self-sustainability, and commercial flexibility. Located in the peaceful area of Sara, this oceanfront holding is ready for its next owner to step in and realize its full potential.

About the Area

Sara is a small, coastal settlement located in the southwest region of Epi Island, an idyllic island within the Shefa Province of Vanuatu. Surrounded by lush rainforests, volcanic hills, and pristine white-sand beaches, the area is known for its peaceful, untouched natural environment. Epi is only a half hour flight from Port Vila, but it remains quite undeveloped, peaceful, and unspoiled. The village of Sara offers a slow-paced lifestyle centered around traditional agriculture, coconut plantations, and small-scale fishing



in the sheltered waters of the South Pacific.

Despite its quiet rural charm, Sara serves as a key local focal point for south west Epi Island. The surrounding coastline is bordered by vibrant coral reefs and calm bays, providing ideal conditions for snorkeling, diving, and boating. The region is also famous for its abundant marine life, including sea turtles and dugongs that frequent the shallow coastal waters along the island's shores.

Community life in Sara revolves around local living, with small-scale farming providing fresh organic produce, tropical fruits, and seafood for the area. The local economy relies heavily on copra harvesting, root crops, and eco-tourism, making it a peaceful haven for travelers looking to experience authentic Ni-Vanuatu culture away from the commercialized tourist hubs of the country.

The nearest airport is Valesdir (VLS) , 1.5 km from the property, with regular flights by Belair Airways, Air Vanuatu, and private charter airlines.

Also

Lamen Bay Airport (IATA: LNB), located approximately 15 to 20 kilometers (9 to 12 miles) to the north west near the northern tip of Epi Island. Accessible via local unpaved roads or boat transfers, the grass-runway airstrip offers inter-island flights operated by Air Vanuatu, connecting the area directly to the national capital of Port Vila on Efate Island.

MAiN FEATURES:

- * 338m2 of living space
- * 52609m2 plot (13 Acres)
- * 8 Bedrooms
- * 5 Bathrooms
- * Stunning Views
- * Private Parking
- * Great base from which to discover other fantastic areas of Vanuatu
- * Many excellent hiking areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Yes

Common

Bedrooms:	8
Bathrooms:	5
Finished sq. ft.:	388 sq m
Lot Size:	52609 sq m

Lease terms

Date Available:



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Contact information

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