

SAVUSAVU · VANUA LEVU · FIJI

Raviravi & Dreka

A boutique retreat above Savusavu Bay.

19.3 acres of freehold ridge. Five pavilions. One bay.



CONFIDENTIAL INVESTMENT MEMORANDUM · CONCEPT STAGE · OCTOBER 2026

Prepared for discussion purposes. All figures are indicative pre-feasibility estimates.

Imagery is conceptual architectural rendering, not photography of the site.

1. Executive summary

The asset. A 19.3-acre (7.8152 ha) freehold parcel on a ridge above Savusavu Bay, Vanua Levu, Fiji: Certificate of Title 28090, Lot 1 on Deposited Plan 7121, land known as "Raviravi" and "Dreka". Held since 2018, acquired well below market at a sealed-bid mortgagee sale.

The concept. A five-pavilion boutique retreat in tropical mid-century modern: a main residence with an infinity pool on the highest plateau, three guest cabanas terraced through the jungle (each with an outdoor shower), and an open-air spa pavilion. Butterfly roofs, dark steel frames, cedar cladding, modular construction on pin foundations that leave the slope undisturbed.

The plan. Three acts. Act I builds the signature: main pavilion, pool, first cabana and all site infrastructure (US\$1.1–1.6M, 12–15 months). Act II adds cabanas two and three plus the spa (US\$0.5–0.8M), funded in part from Act I cash flow. Act III keeps every exit open: operate, sell the finished estate, or subdivide the remaining ~15 acres into view lots with the retreat as the anchor.

The revenue. Three layers: nightly stays in the signature villa (US\$400–550), whole-estate buyouts (US\$1,500–2,500/night), and hosted wellness weeks (US\$3,000–5,000 per guest). Savusavu's top-decile short-term rentals already run 68%+ occupancy at US\$384+/night, and the closest comp, KOKO Savusavu, is an award-winning oceanview pool villa above the same bay.

The ask. This memorandum is a concept document. It seeks a development partner or capital partner to take the project through survey, costing and approvals to a build decision.

Status. Concept stage, October 2026. No architect is engaged, no approvals are lodged, no operator is signed. Every figure in this document is an indicative range for discussion, not a quotation.

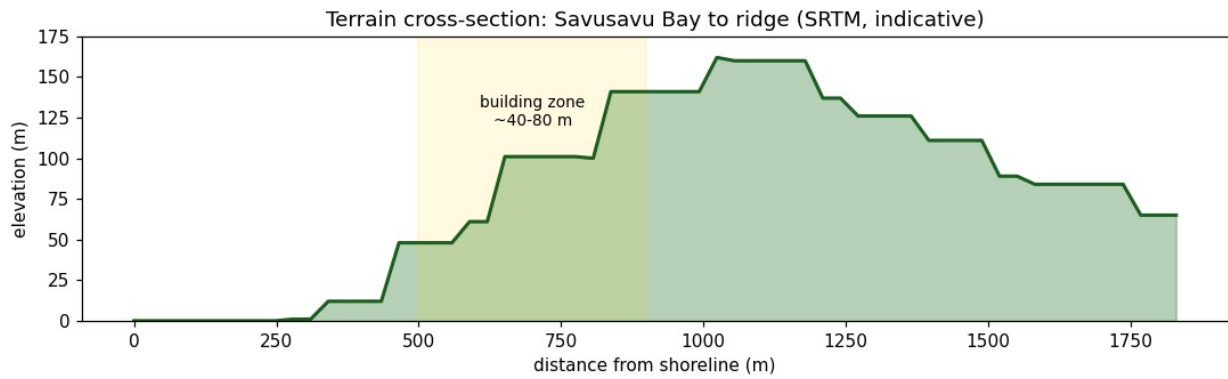
2. The asset

ITEM	DETAIL
Title	Certificate of Title 28090, Lot 1 on Deposited Plan 7121
Known as	"Raviravi" and "Dreka", Korolesi area, Savusavu
Area	7.8152 hectares (19.3 acres)
Tenure	Freehold. Fiji's scarcest tenure and the only one a foreign buyer can own outright
Position	Ridge above Savusavu Bay, ~5 km southwest of Savusavu town; approx. -16.807, 179.301
Topography	Coastal strip rising to a 90–160 m ridge (SRTM). Building zone on the 40–80 m contour, a few hundred metres inland
Aspect	Approximately 160 degrees over Savusavu Bay
Water	Spring on the property; town water available at the coastal road
Power	Grid power at the boundary

Vegetation	Hardwood, pine, coconut palm; dense tropical cover on the slopes
Access	Deeded easement from the coastal road
History	Sealed-bid mortgagee sale, tender December 2016; registered proprietor September 2018



Satellite view (Esri World Imagery) with the indicative lot position. Exact boundaries follow DP 7121 on survey.



Terrain cross-section from the shoreline to the ridge (SRTM elevation data).

3. The place

Savusavu

Savusavu is Fiji's "hidden paradise": a deep natural harbour town on Vanua Levu with the Copra Shed marina and its visiting yachts, the Jean-Michel Cousteau and Namale luxury resorts within minutes, the Nawi Island marina development under construction, world-class soft-coral diving at Rainbow Reef and the Namena Marine Reserve, J. Hunter's pearl farm, and hot springs at the town edge. It is the only part of Vanua Levu geared to tourism, and its short-term rental market is real: the best properties hold 68%+ occupancy at US\$384+/night.

The arrival: the Hibiscus Highway

Every guest arrives the same way, and the arrival is part of the product. From Labasa, the Hibiscus Highway leaves the cane fields and climbs over the island's spine, past the Waisali rainforest reserve, through villages where the road narrows and children wave, past roadside stalls stacked with mangoes and pineapples. Then the road drops and Savusavu Bay opens below: the whole harbour laid out at once, yachts at anchor, the far shore green against the water. It is one of the great short drives in the Pacific, and it ends at the foot of this ridge. A retreat here does not begin at check-in. It begins at Labasa.

4. The vision



Concept: from the infinity pool edge, the water meets the bay at golden hour.

Five pavilions share one architectural language: tropical mid-century modern, butterfly roofs, dark steel frames, cedar cladding, elevated on pin foundations. The language is not decoration. On this slope, pin foundations mean minimal cut and fill; the butterfly roof harvests rainwater to a central valley and lifts a clerestory edge to the view while the low edge shelters from the weather side; modular steel construction means components fabricated off-site and assembled on a ridge where skilled-labour logistics are the binding constraint.

- **Main pavilion.** Owner residence and great room on the highest clear plateau. Infinity pool on the edge, set so the water meets the bay's horizon.
- **Three guest cabanas.** Terraced down the slope along a winding path. Each with an outdoor shower in a stone enclosure and a framed view of the bay through the palms.
- **Spa pavilion.** Open-air massage pavilion with plunge pool at garden level. The wellness layer converts a rental villa into a retreat: buyouts, hosted weeks, spa revenue on top of room revenue.



Concept: guest cabana with outdoor shower.



Concept: spa pavilion at dusk.

5. Development plan: three acts

Each act pays for the proof the next one needs. The 19.3 acres are large enough that no act forecloses the others.

Act I — The signature (months 0–15, US\$1.1–1.6M)

- Main pavilion (~200 sqm), infinity pool, decking, first guest cabana.
- All site infrastructure: access track upgrade, water (spring + storage + town backup), power reticulation, septic, communications.
- Cyclone-rated engineering to Fiji National Building Code throughout.
- What it proves: nightly rate, occupancy, and buyout demand at the top of the Savusavu market.

Act II — The retreat (months 12–24, US\$0.5–0.8M)

- Cabanas two and three, spa pavilion with plunge pool, garden and path network.
- Wellness programming: resident therapist, yoga deck, hosted weeks for 8–10 guests.
- Whole-estate buyouts as the premium product. Partly funded from Act I cash flow.

Act III — Optionality (year 3+)

- Operate the retreat as a yielding asset.
- Or sell the finished estate: freehold luxury villas in Fiji list at US\$1.5–2.5M.
- Or subdivide the remaining ~15 acres into 13–15 view lots at FJD 150–200k each, with the retreat as the anchor that sells them.

6. Economics (indicative, pre-feasibility)

Capital

ITEM	USD RANGE	NOTES
	1.1 – 1.6M	

Act I: main pavilion + pool + cabana 1 + infrastructure		Remote-Fiji luxury build rates; includes access, water, power, septic
Act II: cabanas 2–3 + spa pavilion + landscaping	0.5 – 0.8M	Shared infrastructure already in place
Contingency (15%)	0.25 – 0.35M	Island logistics, weather, approvals drift
Total project capital	1.85 – 2.75M	Excludes land (held) and financing costs

Revenue scenarios (stabilised, full five-pavilion estate)

SCENARIO	MIX	GROSS REVENUE / YEAR
Conservative	Nightly stays only, 40% occupancy at US\$400	~US\$230k
Base	Nightly + 12 buyout weeks at US\$1,800/night	~US\$330k
Upside	Base + 6 hosted wellness weeks at US\$4,000/guest × 8	~US\$520k

Operating margin after management (25–30%), staffing, maintenance, utilities, insurance and marketing: 45–60% in the base case. Cyclone insurance on a hilltop glass pavilion is a material annual line and is included in the cost base.

Exit reference points

COMP	FIGURE
Nanuku luxury villas, Pacific Harbour (freehold)	US\$1.5 – 2.0M
Oneva Estate 1-acre ready-to-build view lot, Savusavu	FJD 333k
Navilaca 1.7+ acre ocean-view lots, Savusavu	US\$150 – 200k + VAT
Subdivision of the balance: 13–15 lots at FJD 150–200k	FJD 2.0 – 3.0M gross

Read these as ranges, not promises. Fiji's market is thin and foreign-buyer demand sets the top end. A quantity surveyor and a Savusavu operator validate every line before capital is committed.

7. Risks and mitigations

RISK	MITIGATION
Cyclone exposure (Vanua Levu took Cat 5 Winston in 2016)	Engineer to Category 5; full replacement insurance priced into the operating model
Construction cost overrun on a remote ridge	Modular steel: fabricate off-site, assemble on pin foundations; 15% contingency; fixed-price packages where possible
Thin resale market / slow absorption	

	Phased capital; Act I is a usable villa even if Act II never happens; subdivision is a separate, later decision
Remote management from abroad	Local operator from day one; the Copra Shed/Nawi marine network is the hiring pool
Approvals timeline	Engage Suva counsel early; EIA scoping before design freeze
FX (FJD/USD)	Costs and most revenue in FJD; report in USD; no leverage assumed at concept stage

8. Structure, tax and approvals

- **Ownership.** Foreigners may own Fiji freehold outright. Dealings by a non-citizen require Minister of Lands consent (obtained for the 2018 acquisition; required again on any future dealing).
- **Capital gains tax.** 10% on the gain, no cost indexation; applies to non-residents disposing of Fiji assets. A CGT clearance certificate is needed before settlement funds release.
- **VAT.** 15% applies to developed property sales (e.g. subdivided lots) and to commercial accommodation revenue. Structure with Fiji tax advice.
- **Tourism levies.** Short-term accommodation revenue attracts Fiji's tourism-related levies; operator handles compliance.
- **Approvals.** Building permit, likely an Environmental Impact Assessment for tourism use, foreign investment registration if operated through a Fiji company, and STR licensing with the local authority.

9. Next steps

#	STEP	PURPOSE
1	Licensed surveyor: put DP 7121 on the ground	Fix the real boundary, the easement, and the building envelopes
2	Geotech on the building zone	Confirm pin-foundation design and slope stability
3	Quantity surveyor cost plan	Replace the US\$5–8k/sqm range with a real number
4	Architect concept pack	Turn the renders into a plannable scheme
5	EIA scoping + counsel engagement	Map the approvals path and its timeline
6	Operator conversations (Savusavu)	Validate rates, occupancy and staffing assumptions
7	Tax structuring (Fiji counsel)	CGT, VAT and ownership vehicle before any commitment

Appendix A — Site data sources

- Title: CT 28090, Lot 1 on DP 7121; acquisition file (R. Patel Lawyers, Suva), 2016–2019.
- Tender listing: South Pacific Real Estate, archived December 2016 (19.3 acres, freehold, mortgagee sale).
- Satellite: Esri World Imagery, October 2026. Elevation: SRTM via OpenTopoData.

- Market: Professionals Fiji / Bayleys Fiji Savusavu listings; AirROI Savusavu STR data 2026; Fiji Revenue & Customs Service (CGT, VAT).
- Coordinates in visualisations are approximate. The lot boundary shown is indicative; exact lines follow DP 7121 on survey.