

# Siviri Beachfront Land —

## A Rare Canvas of Ocean, Land & Opportunity



Tucked along the pristine northern coastline of Efate, this 10,135m<sup>2</sup> parcel of absolute beachfront land offers a breathtaking invitation to create something extraordinary. Just 45 minutes from Port Vila, yet worlds away in serenity, this is where Vanuatu's wild beauty meets untapped potential.

With panoramic views across tranquil turquoise waters and soft sands at your doorstep, the property enjoys a front-row seat to Pele and Nguna Islands — famed for their white beaches, volcanic peaks, vibrant coral reefs, and deep cultural heritage.

Tourists come here not only to relax, but to experience: to dive, to snorkel, to hike ancient landscapes, and to connect with Vanuatu's living traditions.

Surrounded by lush tropical foliage, this expansive landholding is a perfect canvas for your vision — whether it be an eco-resort, boutique retreat, private residence, or investment development. Its proximity to key tourism destinations and unspoiled natural assets makes it an exceptional opportunity for those with imagination and intent.

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## Why Siviri?

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# Why Vanuatu? Why Now?

## Strategic Gateway to the Pacific

Located just a few hours by air from Australia, New Zealand, and Fiji, Vanuatu is ideally placed for regional connectivity. With direct flights from Brisbane, Sydney, Auckland, and Nadi, Port Vila serves as a strategic jumping-off point for tourism and trade. Its central location also means reduced logistics costs for shipping and easy access to international markets.

## Investor-Friendly Framework

Vanuatu's economic model encourages investment through low taxation and streamlined processes:

- **No personal income, corporate, capital gains, or withholding taxes**
- **Only 15% VAT and import duties apply**
- **Strong legal protections for land ownership and foreign investment**
- **Straightforward business registration and land acquisition process**

Foreign investors are welcomed through the Vanuatu Foreign Investment Promotion Agency (VFIPA), which provides hands-on assistance throughout the setup process.

## Sustainable Growth in Tourism

Tourism is Vanuatu's fastest-growing sector, with demand for authentic, eco-conscious, and culturally rich experiences. Port Vila leads this growth with:

- **Over 70% of the country's hotels and resorts**
- **Access to adventure, culture, and wellness tourism markets**
- **Local workforce ready for training and employment**

With a national strategy focused on sustainability and resilience, investment in tourism not only delivers strong returns — it builds community and protects culture.

## Government-Backed Incentives

- **Duty-Free & Permit Support (via Department of Tourism)**
- **The Department of Tourism offers significant incentives to both new and existing tourism operators, including:**
  - **Duty exemptions for building materials, fixtures, equipment, and furnishings**
  - **Streamlined temporary permits for new projects**
  - **Support for tourism infrastructure including bungalows, restaurants, and recreational spaces**

These incentives reduce setup costs and accelerated development timelines.

## Sustainable Tourism Policy 2019–2030

This policy framework encourages projects that:

- **Engage and employ local communities**
- **Protect natural environments**
- **Promote cultural heritage**

Aligned with global Sustainable Development Goals (SDGs), this policy helps future-proof investments while ensuring long-term community benefits.

The Vanuatu Foreign Investment Promotion Agency (VFIPA) is your go-to partner for navigating investment in Vanuatu. Services include:

- **Online investment registration and licensing**
- **Facilitation with government departments**
- **Assistance with permits, customs, and business licenses**
- **Ongoing aftercare and advocacy support**

Vipa works closely with local government and the private sector to ensure your business is set up for success.

## Why Port Vila?

Port Vila is not just Vanuatu's capital — it's the nation's economic, cultural, and tourism powerhouse.

As a destination and investment location, it offers:

- **Modern infrastructure: Upgraded international airport, roads, and ICT networks**
- **Stable services: Reliable electricity and water, serviced by Unelco**
- **Established banking and finance: BSP, BRED Bank, NZ, and National Bank of Vanuatu**
- **Business-ready environment: Experienced legal, logistics, and consultancy support**
- **Natural wonders: Blue holes, waterfalls, coral reefs, and cultural villages all within an hour's drive**
- **Pro-tourism workforce: Experienced and trainable**

## Your Trusted Partner in Real Estate

First National Real Estate Vanuatu is the country's most respected and experienced property group. Backed by an international network and decades of local expertise, they provide:

- **Personalised service and site-matching for investors**
- **Access to exclusive commercial and residential listings**
- **Guidance through land acquisition, titles, and compliance**
- **Introductions to trusted local planners, engineers, and consultants**
- **Market insights and investment analysis**

Whether you're new to investing in the Pacific or expanding a global portfolio, First National Vanuatu is your trusted local partner for real estate success.



This is a rare opportunity to acquire a substantial beachfront parcel in one of Efate's most naturally beautiful and culturally significant locations. Just 45 minutes from Port Vila and directly facing Pele and Nguna Islands, the 10,135m<sup>2</sup> site offers prime potential for eco-tourism, boutique accommodation, or wellness-focused development.

With direct water access, lush surroundings, and rising demand for authentic island experiences, the property combines natural appeal with strategic value. Its scale, location, and tourism relevance position it for long-term capital growth and immediate development.

Land of this calibre — blending premium coastal frontage, proximity to key tourism assets, and expansion flexibility — is increasingly scarce in Vanuatu's tightly held market.

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