



INVESTMENT OPPORTUNITY PROFILE

MATEVULU SANDS

Coastal Development Opportunity

Turtle Bay • Espiritu Santo • Sanma Province • Vanuatu



Aerial view of the coastal property and surrounding landscape

23 Total lots	15 Waterfront lots	20 min To Luganville	Mortgagee Sale
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01 | OPPORTUNITY AT A GLANCE

Executive Summary

Matevulu Sands is a 23-lot coastal subdivision located at Matevulu, Turtle Bay, on Espiritu Santo, Vanuatu. The property includes 15 absolute waterfront lots and a mix of residential and commercial lots. According to information provided to VFIPA by First National Real Estate Santo, the investment opportunity relates to the mortgagee sale of the coastal subdivision as a whole.

The property has already undergone key subdivision preparation, with the land cleared, surveys completed and titles registered. The site benefits from coastal frontage, sheltered waters, surrounding tropical vegetation and road access, with the property brochure indicating an approximately 20-minute drive from Luganville.

The opportunity can be presented to investors exploring tourism, hospitality, real estate and mixed-use coastal development in Espiritu Santo. Potential concepts include a boutique resort, eco-tourism development, beachfront villas, holiday accommodation or a mixed-use coastal destination.

INVESTMENT PROPOSITION

A coastal subdivision with a combination of waterfront and non-waterfront lots, existing subdivision preparation and potential pathways for tourism, hospitality, residential and mixed-use coastal development.

Property Snapshot

Property	Matevulu Sands Subdivision
Location	Matevulu, Turtle Bay, Espiritu Santo, Vanuatu
Property type	Coastal subdivision / development opportunity
Total lots	23
Waterfront lots	15 absolute waterfront lots
Lot mix	Residential and commercial
Development status	Land cleared; surveys completed; titles registered (per supplied brochure)

Access

Main road access

Nearby tourism context

Matevulu airstrip and Oyster Island area

02 | SITE & SETTING

A Coastal Site with Multiple Development Possibilities

The supplied imagery shows a predominantly green, low-density coastal environment with a combination of open land, mature tropical vegetation, coconut palms, beach frontage and clear shallow coastal waters. A formed access track runs through the property, while utility poles and related infrastructure are visible in parts of the site.



Waterfront landscape and internal access



Beach frontage and tropical vegetation



Coastal setting and development land

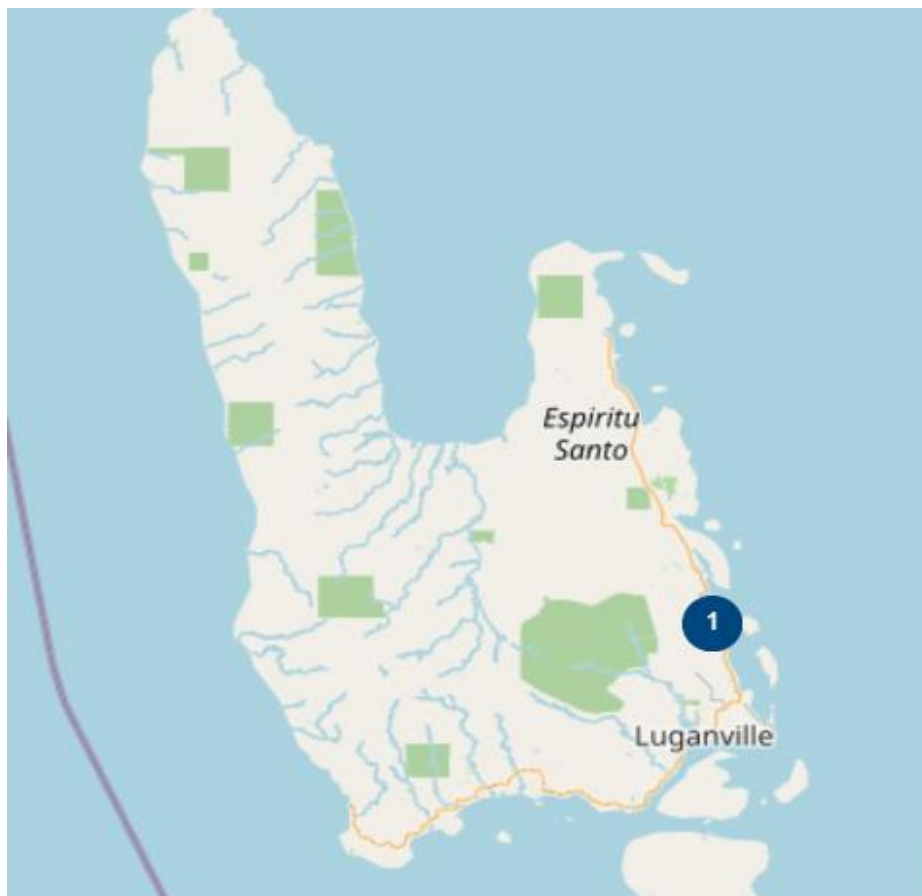


Existing site infrastructure and open land

03 | LOCATION & ACCESSIBILITY

Location & Accessibility – Espiritu Santo

Matevulu Sands is situated in the Matevulu / Turtle Bay area of Espiritu Santo, with road access toward Luganville. The supplied property information describes the property as approximately 20 minutes from Luganville.



Indicative location map supplied with the property materials – the numbered marker identifies the general property area.

Location Attributes

- Coastal position on the eastern side of Espiritu Santo.
- Access to sheltered coastal waters and beach frontage.
- Near the historic Matevulu airstrip.
- Located in the broader tourism environment of East Coast Santo and near the Oyster Island area.
- A setting that could support low-density tourism, hospitality or residential development, subject to planning and environmental approvals.

04 | DEVELOPMENT POTENTIAL

Potential Investment Concepts

The subdivision's combination of waterfront and non-waterfront lots, together with its coastal setting and residential/commercial mix, provides a basis for several potential development concepts. These are indicative concepts for investor engagement and are subject to detailed feasibility, planning, environmental, infrastructure and title due diligence.

01	Boutique Coastal Resort Beachfront villas or bungalows, guest facilities, restaurant/café, recreation and wellness facilities, developed in phases.
02	Eco-Tourism & Nature Retreat Low-density accommodation integrated with the existing tropical landscape, with nature-based activities and environmentally sensitive design.
03	Waterfront Villa Development Premium beachfront or holiday villas using the waterfront lots as the core of a residential or short-stay accommodation concept.
04	Mixed-Use Coastal Development A combination of accommodation, residential villas, commercial services and visitor-oriented facilities across the subdivision.

Phased Development — The 23-lot structure may provide flexibility for staged development, subject to title, planning, infrastructure and commercial feasibility.

05 | STRATEGIC FIT

Potential Alignment with Investment Promotion Priorities

The opportunity aligns with VFIPA’s Investment Promotion Strategy (IPS) 2026–2030, which identifies tourism as a priority sector for targeted investment promotion and facilitation. The site's coastal characteristics provide a basis for investor engagement around tourism accommodation, hospitality services, visitor experiences and supporting commercial development. Through targeted investment promotion and facilitation, VFIPA can support investor interest in tourism opportunities that contribute to private-sector growth and economic activity in Vanuatu.

TOURISM	REAL ESTATE	COASTAL DEVELOPMENT
Potential for resort, eco-lodge, villas, visitor accommodation and recreation.	Potential residential, holiday-home and mixed-use development.	Waterfront setting suitable for concepts centered on beach and marine experiences, subject to approvals.

Investor Value Proposition

Matevulu Sands can be presented as a flexible development platform. The combination of waterfront and non-waterfront lots, together with the residential and commercial mix, may allow an investor to structure a development concept around the property's natural setting and access to Luganville.

Further Information & Investor Facilitation

VFIPA has compiled this investment profile through consultation with First National Real Estate Santo, site observations and property information provided to the Agency. Interested investors are welcome to contact VFIPA for further information and assistance. VFIPA can facilitate direct engagement with First National Real Estate Santo and assist investors in obtaining further information and discussing matters including:

- Land area, individual lot sizes, asking price and commercial terms.
- Acquisition structure, title/lease documentation and any encumbrances.
- Legal status and conditions of the mortgagee sale.
- Zoning, permitted uses, development controls and existing approvals.
- Utilities, road access, coastal setbacks and environmental requirements.

06 | SITE EVIDENCE

Existing Site Conditions & Aerial View

The following images provide visual evidence of the property's vegetation, coastal setting, access and visible infrastructure.



Site photograph showing internal vegetation, coconut palms and visible utility infrastructure.



Aerial view showing the coastal frontage and internal access corridor.

07 | INVESTOR ENGAGEMENT

Opportunity Summary

Matevulu Sands presents a coastal development opportunity in Espiritu Santo, with a combination of waterfront and non-waterfront lots and potential applications across tourism, hospitality, residential and mixed-use development. The property's coastal setting and existing subdivision preparation provide a basis for further investor consideration, subject to appropriate due diligence.

NEXT STEP FOR INVESTORS

Contact VFIPA to discuss the opportunity and request further information. VFIPA can facilitate direct engagement with First National Real Estate Santo for property information, discussions, site arrangements and other initial investor enquiries.

Property Contact – First National Santo

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SOURCE & IMPORTANT NOTE

Property information has been compiled by VFIPA through meetings, site visits, telecommunications, consultation with First National Real Estate Santo, and property information supplied to the Agency. VFIPA maintains a working relationship with the representative and has used these engagements to understand the investment opportunity. The property is identified as a mortgagee sale of the whole coastal subdivision. Pricing and detailed legal, planning, infrastructure and commercial information should be independently verified by interested investors before any investment decision. VFIPA can facilitate initial engagement between interested investors and the property representative.

VANUATU FOREIGN INVESTMENT PROMOTION AGENCY (VFIPA)

Promoting • Facilitating • Expanding Investment in Vanuatu