

MOMI

72 ACRES

FREEHOLD

Compiled by: **Kingdom Real Estate Limited** (License 82)

Tel: 679-9844015

Email: krelrealtor@gmail.com



Approximate Coordinates for 72 Acres

<u>Approximate Pegs</u>	<u>Latitude</u>	<u>Longitude</u>
Peg 1.	17°53'24.39"S	177°15'33.22"E
Peg 2.	17°53'48.10"S	177°15'42.53"E
Peg 3.	17°53'55.23"S	177°15'43.01"E
Peg 4.	17°53'54.41"S	177°15'38.84"E
Peg 5.	17°53'54.01"S	177°15'36.87"E
Peg 6.	17°53'53.00"S	177°15'35.62"E
Peg 7.	17°53'51.29"S	177°15'31.38"E
Peg 8.	17°53'51.31"S	177°15'30.10"E
Peg 9.	17°53'52.31"S	177°15'28.84"E
Peg 10.	17°53'51.84"S	177°15'27.94"E
Peg 11.	17°53'51.36"S	177°15'27.78"E
Peg 12.	17°53'50.72"S	177°15'27.88"E
Peg 13.	17°53'50.16"S	177°15'28.31"E
Peg 14.	17°53'48.65"S	177°15'27.70"E
Peg 15.	17°53'44.01"S	177°15'26.77"E
Peg 16.	17°53'35.00"S	177°15'24.32"E
Peg 17.	17°53'29.86"S	177°15'22.30"E
Peg 18.	17°53'28.84"S	177°15'21.38"E
Peg 19.	17°53'27.54"S	177°15'21.36"E
Peg 20.	17°53'27.09"S	177°15'22.10"E
Peg 21.	17°53'27.70"S	177°15'22.78"E
Peg 22.	17°53'29.73"S	177°15'23.12"E
Peg 23.	17°53'30.17"S	177°15'24.25"E
Peg 24.	17°53'30.17"S	177°15'25.76"E
Peg 25.	17°53'31.19"S	177°15'25.97"E
Peg 26.	17°53'31.12"S	177°15'28.94"E
Peg 27.	17°53'24.59"S	177°15'32.45"E

Compiled by: **Kingdom Real Estate Limited** (License 82)

Tel: 679-9844015

Email: krelrealtor@gmail.com



Background

This site is approximately 10 kilometers from JW Marriot Resort. This Marriot resort was abandoned due to project cost overrun. The main financier has resumed construction of the property.

The drive is 30 minutes to the Nadi International Airport. From the site to the Momi tar sealed road is approximately 4 kilometers. There is FEA power and piped main water runs not far from the property. There is abundance of borehole water.

There is a white beach on the shore front, however, the view from the beach to the sea is currently obstructed by the mangroves.

The site is close and has a panoramic view of Malolo Island as compared to Natadola. Sunsets can be clearly seen from the site. There is also a tramline that runs alongside of the property.

1. Land Size: 72 Acres
2. Distance to Nadi Town: 25.49 KM
3. Distance to Queens Highway: 9.17 KM
4. Distance to Nadi International Airport: 34.44 KM
5. Distance to Nearest Resort: 3.64 KM (Seashell Resort)
6. Distance to Rendezvous Beach Resort: 6.34 KM North
7. Distance to JW Marriott Fiji Resort & Spa: 11.28 KM South
8. Length of Beach: 737 Meters
9. Distance to Historic Momi Gun Site: 650 KM
10. Distance to Tavarua Island: 6.99 KM
11. Distance to nearest Service Station: 10.628 KM.
12. Water: Piped water close by, and abundance of borehole water.
13. Telephone Coverage: Currently 2G and 3G.
14. Road to the site: Tar seal is 4 KM to the site. Road to the site consists of a dirt road.
15. Electricity: Fiji Electricity Authority Mains supplies electricity to properties close by. Two phase power available.
16. Price: USD \$4 Million.





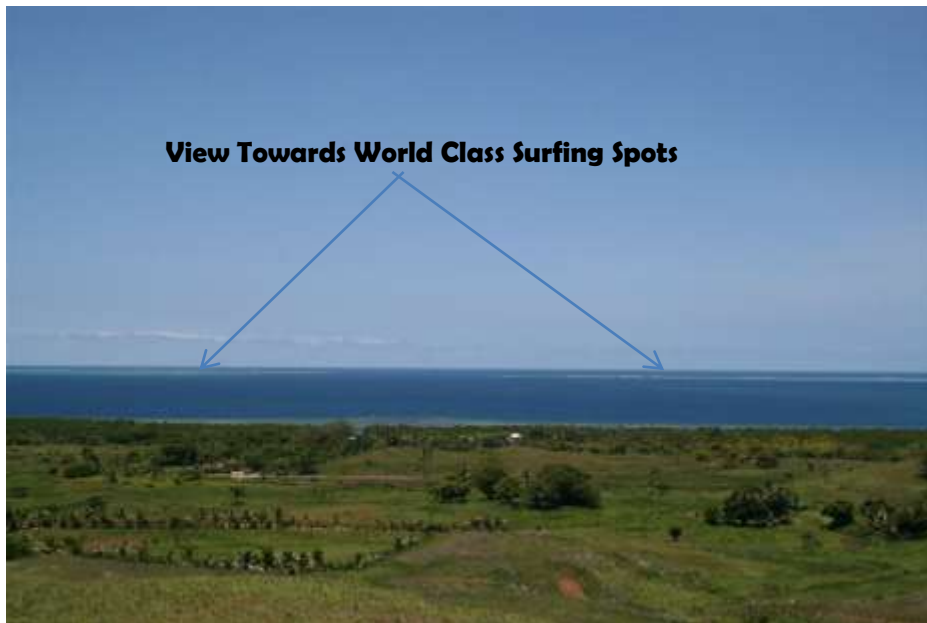
View South over the land to Momi

Compiled by: **Kingdom Real Estate Limited** (License 82)

Tel: 679-9844015

Email: krelrealtor@gmail.com







Compiled by: **Kingdom Real Estate Limited** (License 82)

Tel: 679-9844015

Email: krelrealtor@gmail.com





JW Marriot Resort



Historic Gun Site at Momi looking towards JW Marriot

Compiled by: **Kingdom Real Estate Limited** (License 82)

Tel: 679-9844015

Email: krelrealtor@gmail.com

