



First Lagoon, (1700) Port Vila Vanuatu ,

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### Great Investment In Paradise

Listings of this nature don't come up all that often. We're talking about the fantastic returns that this property offers.

Situated off Pango road not more than 4.5kms away from town, this property has 50 mtrs of waterfront overlooking Erakor Island, this property spans over half an acre and is divided into two titles.

For 39 Million Vatu you can own "the Gallery" property, a two-bedroom apartment with an existing Art Gallery that can be transformed in to a large house or used to run a small business. The space totals over 350m<sup>2</sup> combined.

For 139 Million Vatu you can own the main house "Elluk gardens" offering large cathedral ceilings, marble flooring throughout, a large superb chefs kitchen including a walk in cool room, there is no residential kitchen that offer this feature in Vanuatu. it also includes an apartment which has been renovated and modernized. They overlook the water with space totaling over 470m<sup>2</sup>.

All buildings offer:

- Security alarm system
- Ceiling fans and Air-conditioning
- All utility connections and fibre optic cable installed
- a boat ramp

OR buy the whole property for 164 Million Vatu and have two land leases that features at least four rental properties which you have the option to rent all houses or live in one while you rent the others.

With a current ROI of over 7%, how could you not consider this great property.

Don't waste time, arrange for a viewing NOW!

**From 135 Million VUV**

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Team FNV