

MANGO STATION SANTO ISLAND

LEGAL DESCRIPTION

- TITLE: 04/3012/003
- LESSEE: VANUATU VIRGIN COCONUT OIL LIMITED
- LESSOR: FAMILY MOLTANAUTE
- TERM OF LEASE AND COMMENCEMENT: 34 YEARS, COMMENCING 2ND DECEMBER 2004



WHY THIS PROPERTY

Mango Station stands out as a unique property with several natural and structural advantages. It has direct access to fresh water, a simple house and shed, and a history as a going concern, making it well-suited for redevelopment.

The freshwater resource adds significant value – from practical irrigation and crop support through to recreational opportunities such as floating down the river. Combined with the property's existing infrastructure, Mango Station is ideal for an agritourism venture, offering potential for quad bike trails, eco-retreat spaces, and a broader guest experience.

POTENTIAL USES

Agriculture & Crops

- Vanilla plantation (high-value, export market).
- Pepper farm (Vanuatu's pepper is globally recognised).
- Kava cultivation (major export and local market).
- Cocoa / Chocolate production.
- Fruit orchard – coconuts, mango, papaya, citrus, bananas.
- Market gardening vegetables for local hotels, resorts, and supermarkets.



🐾 Livestock & Animal Husbandry

- Poultry farm (meat or eggs).
- Goat or sheep farming.
- Cattle grazing (small-scale fattening for local market).
- Pig farming (high demand locally).
- Aquaculture – tilapia or freshwater prawns if water available.



AORE REAL ESTATE



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COCONUT PLANTATION

About the Land

The subject is roughly rectangular in shape and has a registered area of 63,288 square metres (15 acres), with the following boundary dimensions:

- North East: 205.06 metres to a 10m riparian reserve
- South: 350.00 metres
- South West: 200.00 metres
- North West: 358.98 metres

The land has a rolling contour, being well raised above the riparian reserve to the east, then rising to a levelled building platform with gentle rolling contour further to the centre and again towards the north-west. The centre of the site appears low lying and subject to assumed flooding during heavy rainfall. The site borders the Sarakata River, with a 10-metre-wide riparian reserve running parallel to the eastern boundary. The riparian reserve is predominantly bush cover.

There is a 15-metre-wide access road cutting through the site to the east, providing access to the subject land and the leasehold titles and customary land to the north. A basic two-tyre crushed coral access road is formed from this 15-metre-wide road into the property.

The property includes an industrial shed, which historically housed the main coconut oil factory and additional structures. The remaining land is largely bush with several large trees. Improvements are concentrated towards the southern boundary, with this developed portion fenced with steel posts and chain link netting, and a single gated access from the east. The balance of the land has been cleared of thick undergrowth, leaving some established trees in place. The site is currently maintained regularly.



Tourism & Agritourism

Eco-retreat with bungalows.

Farm-to-table restaurant with organic produce.

Quad bike or horse-riding tours.

Cultural tours showcasing farming and village lifestyle.

Adventure activities – river floats, bush trekking, camping grounds.

Value-Added Processing

Virgin coconut oil pressing.

Timber milling or treatment facility (if permitted).

Fruit drying / juice bottling.

Herbal teas / essential oils (lemongrass, moringa, ginger).

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Other Ventures

- Solar farm / renewable energy hub .

- Events venue (weddings, retreats, festivals).

- Training & education farm (sustainable agriculture, permaculture).

- Lease small portions to local farmers for steady rental income.



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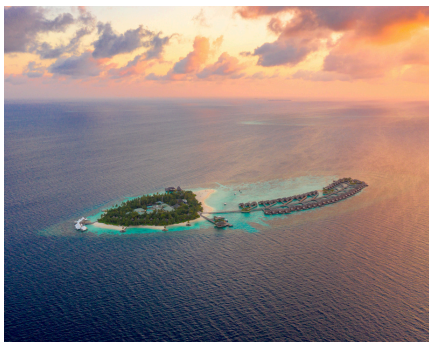
VANUATU ISLAND

VANUATU LIFESTYLE 2025

WHY EXPATS ARE MOVING TO THE WORLD'S HAPPIEST ISLAND NATION



For years, Vanuatu has been described as a hidden South Pacific gem – but in 2025, it's no longer just a secret holiday destination. Increasingly, Australians, New Zealanders, and Europeans are looking beyond crowded cities and inflated housing markets, turning to Vanuatu for a life that is both affordable and fulfilling. With land available from just **AUD \$45,000** nearly **80% cheaper than comparable Australian beachfront** – and a ranking in the **World Happiness Report as one of the happiest nations on earth**, Vanuatu is gaining attention as a real alternative for expats, investors, and retirees.



📍 Beachfront & Ocean View Lots Available
💰 From \$5,000 deposit
📄 75-year leasehold secure title transfer



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WHY CHOOSE VANUATU?

Cost of Living vs. Australia and New Zealand

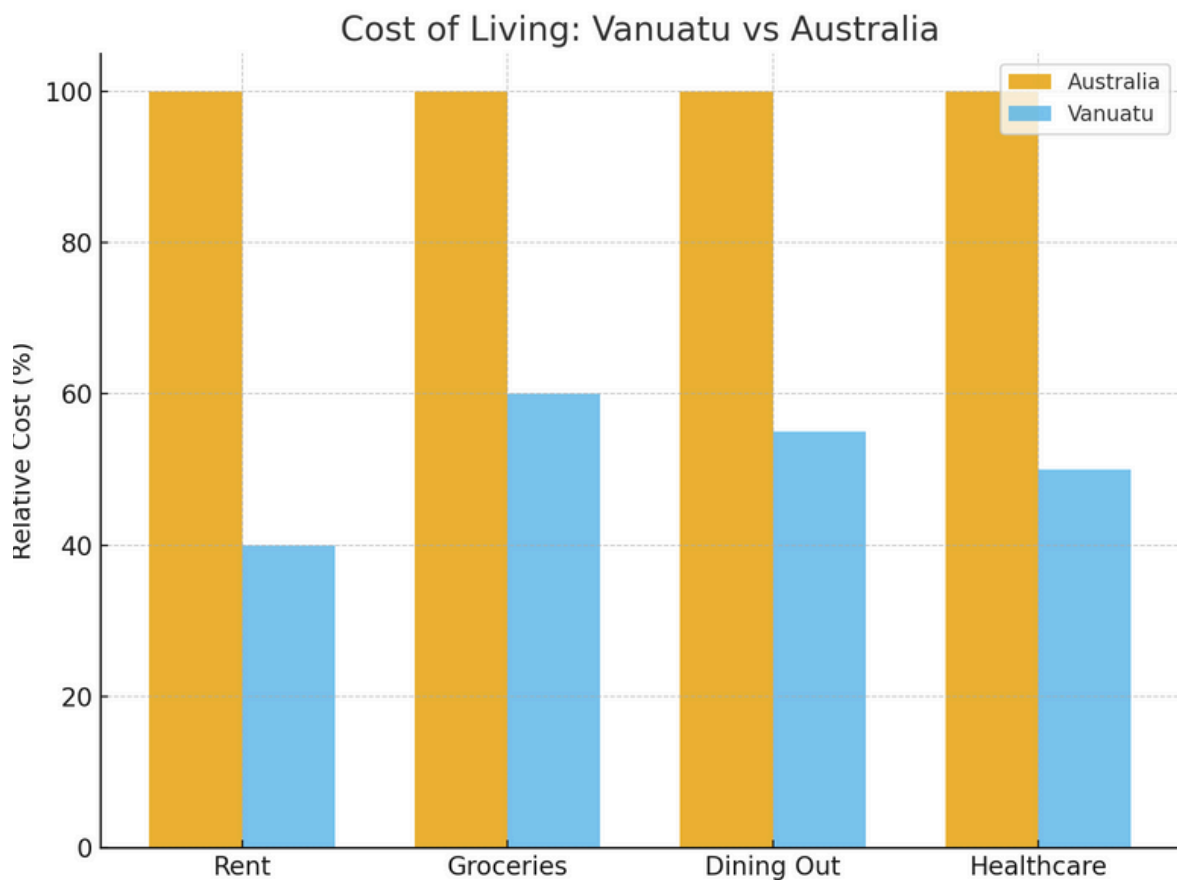
Perhaps the most compelling factor for many expats is cost of living. On average, **rent is 60% lower** in Vanuatu compared to major Australian cities. Locally grown produce, fresh seafood, and abundant fruit markets make weekly grocery bills far lighter than in Sydney or Auckland.

Healthcare costs are significantly lower as well, with private clinics offering services at a fraction of the cost of Australian equivalents. Imported goods do carry a premium, but for those who adapt to local shopping, the savings are substantial.

According to expat couple James and Emily from Melbourne:

"We were paying over AUD \$3,000 a month in rent back in Melbourne. Here, for less than that, we cover rent, food, utilities, and still save."

This affordability, combined with tax advantages – Vanuatu has **no income tax, capital gains tax, or inheritance tax** positions the nation as one of the most financially appealing lifestyle moves in the Pacific.



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LIFE IN VANUATU

Community and Culture

Beyond the financial benefits, the heart of Vanuatu's appeal lies in its community spirit. The Ni-Vanuatu people live by the concept of **kastom** traditional custom which emphasizes kinship, responsibility, and shared community values. Life often revolves around village activities, ceremonies, and communal feasting.

"When I first moved here, I was struck by how everyone knows and looks after each other. It's not just friendly it's genuine community living," says Maria, an expat teacher from Auckland.

With over **100 languages spoken** across the archipelago's 83 islands, Vanuatu is among the most culturally diverse nations in the world. This diversity is celebrated through dances, festivals, and rituals such as the famous **Naghol land dive** on Pentecost Island a precursor to modern bungee jumping.

Outdoor Lifestyle

For those drawn to the outdoors, Vanuatu delivers in spades. With pristine beaches, volcanic mountains, and world-class diving spots, the archipelago is an adventure playground. Visitors and locals alike hike to waterfalls, kayak turquoise lagoons, or snorkel coral reefs teeming with marine life.

On **Tanna Island**, thrill-seekers can climb the rim of **Mount Yasur**, one of the world's most accessible active volcanoes, and witness eruptions up close. Meanwhile, Espiritu Santo, Vanuatu's largest island, is renowned for Champagne Beach consistently rated among the best beaches globally.

"Every day feels like a holiday," says Lisa, who relocated from Sydney in 2024. "We wake up, swim before work, and finish the day watching the sunset. It's a rhythm of life we never had in the city."



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BUSINESS ADVANTAGES



A Food and Dining Paradise

Vanuatu's food culture is both traditional and globally inspired. The staple dish, Lap lap, is a delicious combination of grated root vegetables, coconut milk, and sometimes meat, baked underground in banana leaves. Fresh fish, lobster, and seasonal fruits such as pawpaw and mango dominate local diets.

Restaurants in Port Vila and Luganville offer international cuisine too, from French-inspired cafes to Asian fusion. Outdoor dining, often overlooking the sea, turns even a simple meal into a memorable experience.

Work, Digital Nomads, and Tax Benefits

The post-pandemic rise of remote work has changed the game. With improved fiber internet infrastructure, Vanuatu is attracting digital nomads who want both connectivity and lifestyle.

One freelancer from London shared:

"I earn online in pounds, but my cost of living here is a fraction of what it was in the UK. It means I save more while living in paradise."

On top of this, Vanuatu's tax structure makes it highly attractive. The absence of personal and corporate income tax has drawn entrepreneurs and investors to set up businesses or manage finances from the islands.

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INVEST AND GROW

Health and Wellness

- Health in Vanuatu is rooted in its natural abundance. Fresh produce, a physically active lifestyle, and minimal processed foods contribute to overall well-being. Stress levels are markedly lower compared to urban living.
- Traditional medicine still plays a role, with herbal remedies used alongside modern healthcare. Wellness tourism is also growing, with retreats offering yoga, meditation, and holistic healing experiences set against stunning island backdrops.

Real Estate and Investment

- Real estate in Vanuatu is at the core of its new appeal. Unlike customary land, which cannot be sold, all properties marketed through **Aore Real Estate** are **secure leasehold titles registered with the Ministry of Lands**, typically lasting **50–75 years with renewal options**.
- Beachfront and agricultural blocks are available starting from **AUD \$45,000** a fraction of what similar properties command in Australia or New Zealand. Demand is growing fast. According to Aore Real Estate's team, inquiry volumes doubled in 2024, with most interest coming from Australians and New Zealanders looking for holiday investments or early retirement plans.

"It's rare to find secure beachfront for under AUD \$150K. Once people realise how affordable it is, they move quickly," says a recent buyer.



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START YOUR JOURNEY TODAY

Securing your piece of Vanuatu is simple and straightforward. Our team is here to guide you at every step, making the process clear, transparent, and stress-free.

BUYING LAND IN VANUATU IN 6 STEPS

- 1 UNDERSTAND LAND OWNERSHIP**
Land is held under leasehold titles (50-99 years).
 - Foreign buyers be restrictions
 - Budget
- 2 DEFINE YOUR GOALS**
 - Location
 - Purpose
 - Budget
- 3 FIND A REAL ESTATE AGENT**
Engage a local professional who will locate and select a properties
- 4 CONDUCT DUE DILIGENCE**
 - Verify title
 - Survey boundaries
 - Check access
 - Assess utilities
- 5 NEGOTIATE & LEGAL PROCESS**
 - Agree on terms
 - Sign the contract
 - Register the transaction
- 6 PLAN DEVELOPMENT**
Finalize plans for construction and use
 - Obtain permits



Contact Us

- Phone, email, or WhatsApp for a personal consultation
- Choose Your Property: Explore available blocks and finance options
- Secure with a Deposit: From just \$5,000, with full documentation
- Finalise & Register: Title transfer and registration ensure peace of mind

<https://www.vanuatu island.org/buying-land-in-vanuatu>



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