

3 ACRES AORE ISLAND

EXCLUSIVE 3 ACRE HOBBY FARM



WHY THIS PROPERTY

“This rare three-acre hobby farm is more than land it’s a lifestyle. Nestled in fertile countryside, the property offers rich soil, ample space for crops, and room to raise animals. It combines practical farming potential with the peace of rural living. Picture mornings tending your garden, afternoons caring for livestock, and evenings unwinding as the sun sets over your own productive acres. This is land ready for your vision whether that’s a self-sufficient family farm, a boutique agricultural retreat, or a long-term investment in country living.

PROPERTY DETAILS

Just minutes from town, this 3-acre block rests on the hill in a wide, natural bay that combines privacy with convenience. With sheltered waters perfect for launching a boat and sandy shores within easy reach, it offers a rare dual lifestyle seaside tranquillity alongside town access. A unique opportunity to secure coastal land in one of Vanuatu’s most breathtaking settings.

LOT SIZE : 12,333 sqm/ 3 acres

LISTED PRICE: A\$150,000

LOCATION: Aore Island

LEASE LENGTH: 75 years

CONDITION: Vacant land

PROVINCE: Samna Vanuatu

ZONING: Agricultural

ACCESS: Road frontage and public access to the beach



- 71 metres of road frontage
- Access to the public beach
- Uncleared and ready to build
- Flat land, under the tree canopy
- 7km to town and 11km to airport
- Invest a Vanilla farm or a kava farm

AORE REAL ESTATE



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Real estate the way it should be — simple, local, honest

3 ACRES AORE ISLAND

VENDOR FINANCE AVAILABLE



Property Development Information

- No development restrictions
- Foreign ownership permitted
- Ready to build (Permits required)
- Covered in trees and lush grass with coconuts
- Utilities such as Starlink internet, solar power, and water are readily available

VENDOR FINANCE DETAILS

Secure your land with a deposit

Total Price: A\$150,000 per block

Deposit: A\$15,000

Term: 3 years

Repayments: A\$400 per week

Balance: Payable at the end of the 3-year term

Settlement: Deposit on signing, weekly repayments, with the remaining balance settled and title transferred into your name upon completion.



How It Works

1. Choose your block
2. Sign a straight forward Sales and Purchase Agreement
3. Start Vendor Payments on your block
4. Settlement & Title transfer in 30-45 days after final payment

Why invest in Vanuatu?

The country offers secure land titles and a stable property market, giving buyers peace of mind. Its strong tourism industry continues to grow, driving both rental and resale opportunities. Conveniently located only two and a half hours from Brisbane, Vanuatu is not only accessible but also an attractive choice for those seeking long-term, reliable investment.



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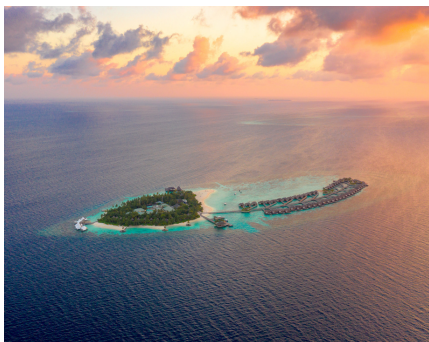
VANUATU ISLAND

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

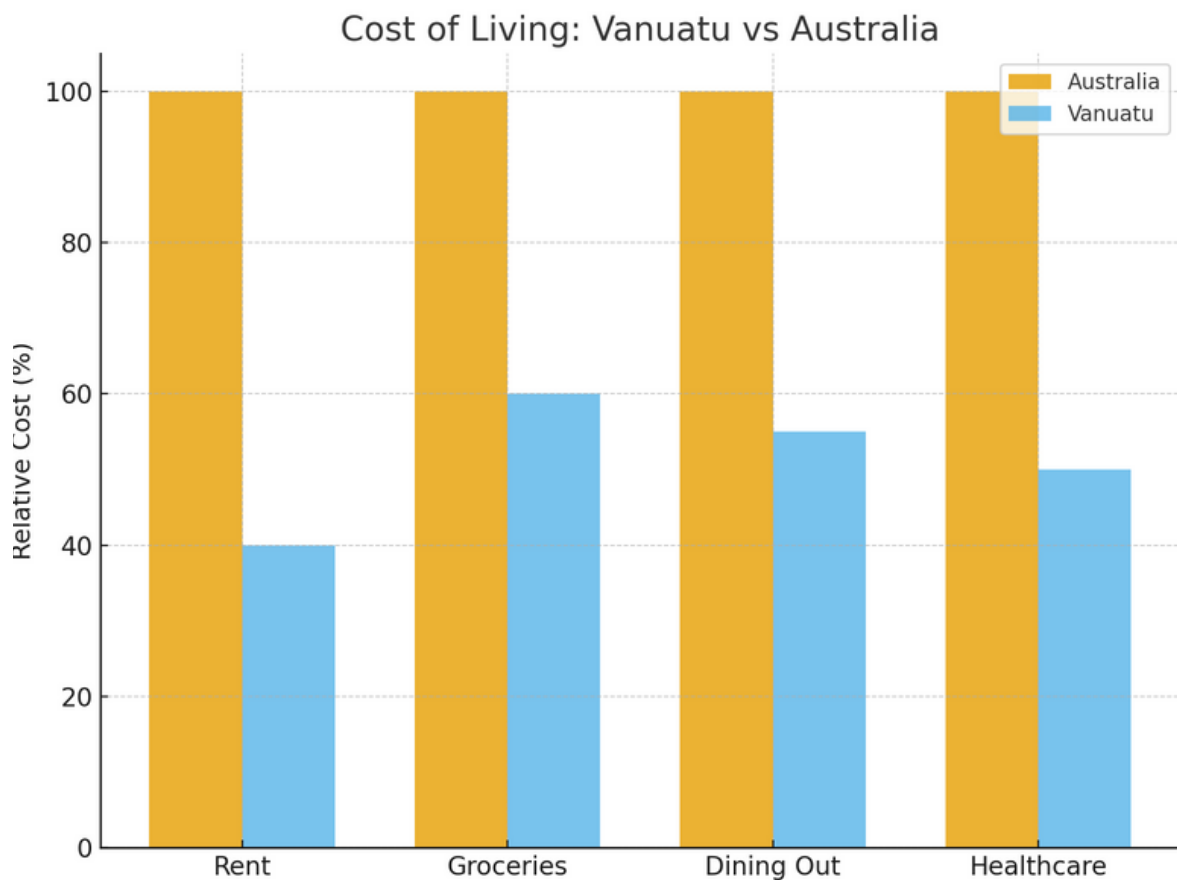
Perhaps the most compelling factor for many expats is cost of living. On average, **rent is 60% lower** in Vanuatu compared to major Australian cities. Locally grown produce, fresh seafood, and abundant fruit markets make weekly grocery bills far lighter than in Sydney or Auckland.

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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