

FOR SALE ON AORE ISLAND

Updated 5th October 2025



Aore Island is one of the most peaceful and inviting places to live in Vanuatu a perfect balance of beauty and practicality. Just across the channel from Luganville on Santo, it offers calm turquoise waters, clean air, and a strong sense of community. You wake up to the sound of the ocean, yet you're only a five-minute ferry ride from town. The island has fertile land for farming, reliable ferry services, and access to schools and shops nearby . It's ideal for anyone wanting a self-sufficient lifestyle, whether you're growing food, running a guesthouse, or just enjoying island life. Aore gives you all the benefits of island living without the isolation it's safe, stunning, and genuinely livable.

HOUSE AND LAND 5 MINUTES TO SANTO

House for sale at a bargain price perfect for buyers who see potential. The property includes an older home with solid bones and plenty of character. It needs renovation work, but the structure is strong and ready for someone with vision to restore it. Ideal for investors or anyone looking to add value and create their dream home at a fraction of the usual cost. Listed Price AUD \$240,000 - Visit website for more details



This property is a genuine bargain for the price of a block, you're getting both a solid old house and deep-water frontage.

With strong bones and plenty of character, it's ready for a creative renovation. The deep-water access makes it perfect for boating, fishing, or adding your own private jetty. Once refreshed, it could easily become a high-demand Airbnb, a relaxed holiday home, or a smart investment with huge potential.

Opportunities like this near the water don't come up often.



AORE REAL ESTATE



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OCEAN VIEWS TO SANTO ISLAND

This quarter-acre block offers stunning ocean views and the perfect balance of elevation and access. Set just back from the shoreline, it captures cooling sea breezes and sweeping views across the water ideal for a home, holiday villa, or Airbnb. The land is flat and easy to build on, with plenty of space for gardens or a small off-grid setup. Peaceful, private, and surrounded by nature, it's one of the few small coastal lots left with a genuine view of the ocean the perfect spot to create your own island escape. Listed Price AUD \$35,000 - Visit website for more details



On this block, you can build almost any style of home to suit your lifestyle from a modern island villa with wide decks and ocean views, to a classic tropical bungalow that opens to the breeze. Many owners in the area choose off-grid or semi-solar designs, with rainwater tanks and open-plan living. You could also build a small Airbnb guesthouse, an eco-style retreat, or a family home with room for gardens and outdoor living. The land's flat surface and easy access make construction simple and flexible.



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DEEP WATER AORE ISLAND

A 2 acre deep-water block means the land sits on a shoreline where the ocean depth stays high right up to the beach. That means boats and yachts can come right up to the shore, even at low tide, without getting stuck or needing a long jetty. It's rare and highly sought after because it combines beachfront living with direct ocean access perfect for private moorings, fishing, diving, or simply stepping off your veranda straight onto your boat. On islands like Aore, owning a deep-water block is considered premium real estate. Listed Price AUD \$440,000 - Visit website for more details



This is the best of the best a true deep-water beachfront property with pristine white sand, calm turquoise water, and year-round boat access straight to the shore. Perfectly positioned for a luxury resort, restaurant, or private retreat, it's an unmatched location that blends beauty, access, and investment potential. With a proven track record as a successful Airbnb site, it's not just stunning it's profitable, ready, and rare.



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This block offers genuine deep-water frontage straight out the front no shallow reef or sandbar, just clear depth ideal for mooring a large boat or yacht. The shoreline isn't a swimming beach, but it's perfect for marine access, private jetties, or a commercial setup. Located only 2 km from town, it combines convenience with true oceanfront practicality for serious boat owners or waterfront investors.



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SOFT SAND AORE ISLAND

This block sits on a stretch of beautiful soft sand, perfect for barefoot walks and easy beach access. The shoreline is calm and welcoming, ideal for swimming, kayaking, or mooring a small boat nearby. It's rare to find land with sand this fine and clean a true island gem that feels private yet connected. Whether you build a home, a holiday retreat, or a small resort, the soft sandy frontage gives it that classic tropical feel that everyone dreams of. Listed Price AUD \$180,000 - Visit website for more details



This block holds something truly special – it includes a nasara, a significant cultural site in Vanuatu traditionally used for gatherings, ceremonies, and community events. Owning land with a nasara means becoming a custodian of local history and heritage, not just a property owner. It's a rare honour that connects you directly to the island's cultural roots and long-standing traditions. This land isn't just beautiful; it carries meaning, identity, and a deep sense of place offering the new owner a chance to preserve and celebrate an important part of Vanuatu's story.

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AFFORDABLE BEACHFRONT

This affordable beachfront block is a rare opportunity for anyone dreaming of true island freedom. Set in a peaceful stretch of untouched coastline, it offers complete privacy no neighbours, no traffic, just the sound of the ocean and birds in the trees. The reef and seagrass glide gently from the shore, with calm, deep water just metres out, perfect for mooring your boat at high tide or adding a small jetty for easy year-round access. The land itself is bushy and natural, a blank canvas waiting for someone with vision. With a little clearing, it could easily become a breathtaking coastal retreat ideal for an off-grid home, artist's hideaway, or eco-style Airbnb. Here, you can live simply, surrounded by beauty, with town only a short drive or boat ride away. Listed Price AUD \$120,000 - Visit website for more details



Living off-grid in Vanuatu is not just possible it's practical and rewarding. The country is perfectly suited for sustainable living, with abundant sunshine for solar power, natural freshwater sources, and fertile soil for home gardens. Setting up off-grid is straightforward, with local suppliers offering everything from solar panels and water tanks to satellite internet and composting systems. Communities across the islands already thrive this way, combining comfort with independence. Whether you're building a small eco-retreat or a full family home, Vanuatu makes it easy to live self-sufficiently surrounded by nature, powered by the sun, and supported by a lifestyle that values freedom and simplicity.

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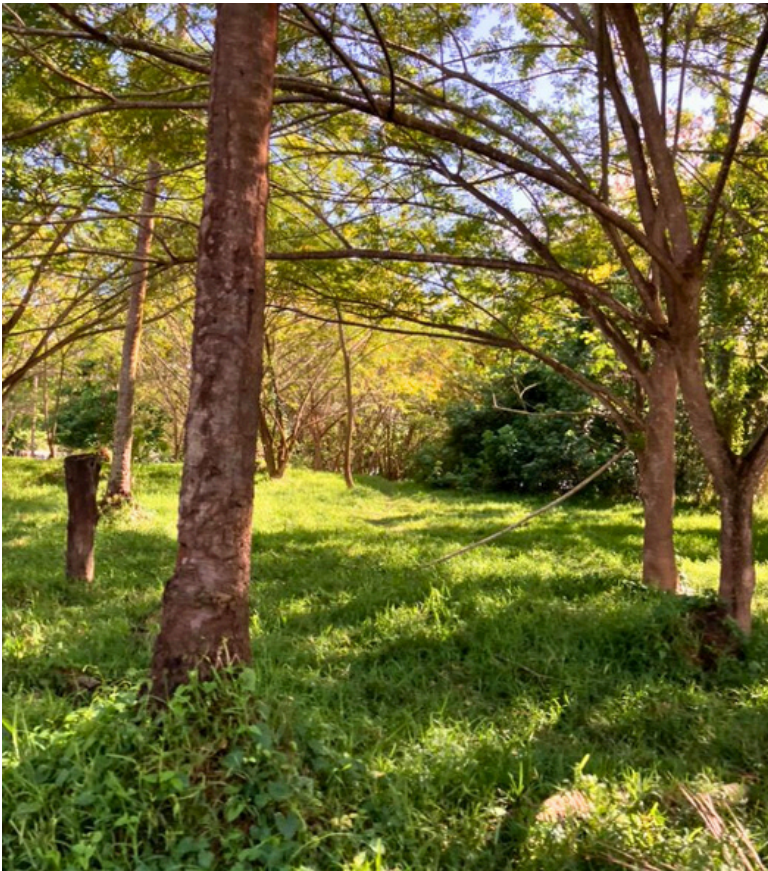
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150 METRES TO BEACH FRONT

This beautiful half-acre block sits just a short stroll from the beach, shaded under mature trees and surrounded by nature. You can hear the soft sound of the ocean from the property, giving it that perfect coastal feel without being right on the sand. With direct road frontage and easy access, it's an ideal spot for a private home, guesthouse, or small retreat. Only 5 km from town, it offers the best of both worlds close to shops and services, yet peaceful, green, and tucked away under the trees. Listed Price AUD \$35,000 - Visit website for more details



This beautiful half-acre block is perfectly positioned close to the beach, dry underfoot, and shaded by mature trees. It's level and usable land ideal for building a home, eco-retreat, or investment property without worrying about flooding or soggy ground. You can hear the gentle sound of the ocean from the property, giving it that coastal charm while still offering solid, practical land. With full road frontage and only 5 km to town, it's private, peaceful, and ready to build on a rare blend of beauty and usability.

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200 METRES TO BEACH FRONT

Just 200 metres from the beachfront, this block comes with a small, basic camp setup and its own toilet perfect for weekend stays or as a starter base while you plan your build. The land is flat, usable, and surrounded by tropical greenery, offering both privacy and convenience. Close enough to walk to the water yet tucked back for protection, it's a great option for anyone wanting an easy, affordable entry into island living simple, practical, and ready to enjoy Listed Price AUD \$65,000 - Visit website for more details



This is one of the last remaining one-acre flat land blocks this close to the beach a rare find with endless potential. Just 200 metres from the water, it already includes a small camp setup and toilet, making it perfect for weekend stays or immediate use while you plan your dream project. The land is dry, level, and easy to build on ideal for a private home, eco-lodge, or small resort-style retreat. You could plant fruit trees, add a garden, or set up off-grid living with solar and rainwater. With its combination of size, location, and usability, this block is one of those rare coastal opportunities that's hard to come by and impossible to replace once it's gone.

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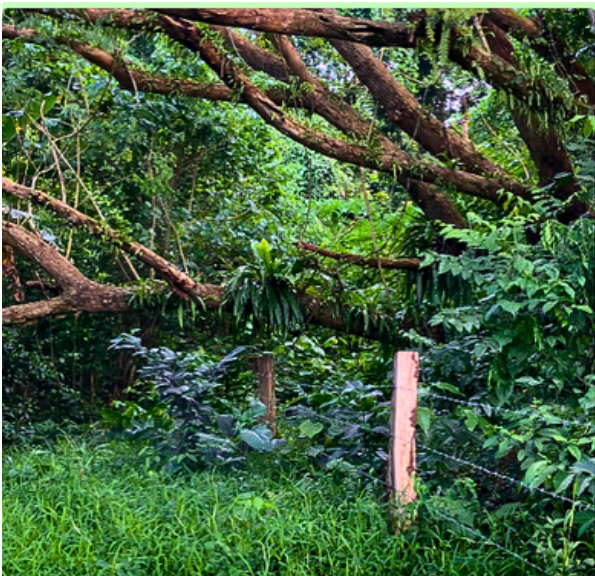
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5 ACRES 250 METRES TO BEACH

This 5-acre block sits deep in the jungle, surrounded by towering native trees and rich, fertile soil perfect for planting kava or other tropical crops. The land is flat, usable, and naturally shaded, offering the ideal growing environment for anyone looking to start or expand an agricultural venture. It's private and peaceful, yet accessible, giving you room to farm, build, or live completely off-grid. With strong soil, good rainfall, and established vegetation, this property is a ready-made opportunity to grow Vanuatu's most valuable crop in a truly authentic island setting. Listed Price AUD \$220,000 - Visit website for more details



This 5-acre jungle block offers endless possibilities. You could plant a productive kava plantation, grow fruit trees, or create a mixed tropical farm. There's plenty of space for an off-grid home, eco-lodge, or wellness retreat surrounded by nature. The native trees make it perfect for shaded walking trails or a private hideaway. You could also use part of the land for livestock, a small nursery, or a nature-based business like tours or camping. With fertile soil, reliable rainfall, and natural beauty, it's land that works whether you want income, lifestyle, or both.

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FRESH WATER ACCESS 15 ACRE PLANTATION

About the Land

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. Listed Price AUD \$500,000 - Visit website for more details



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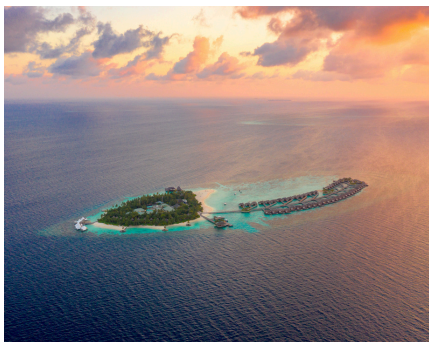
VANUATU ISLAND

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

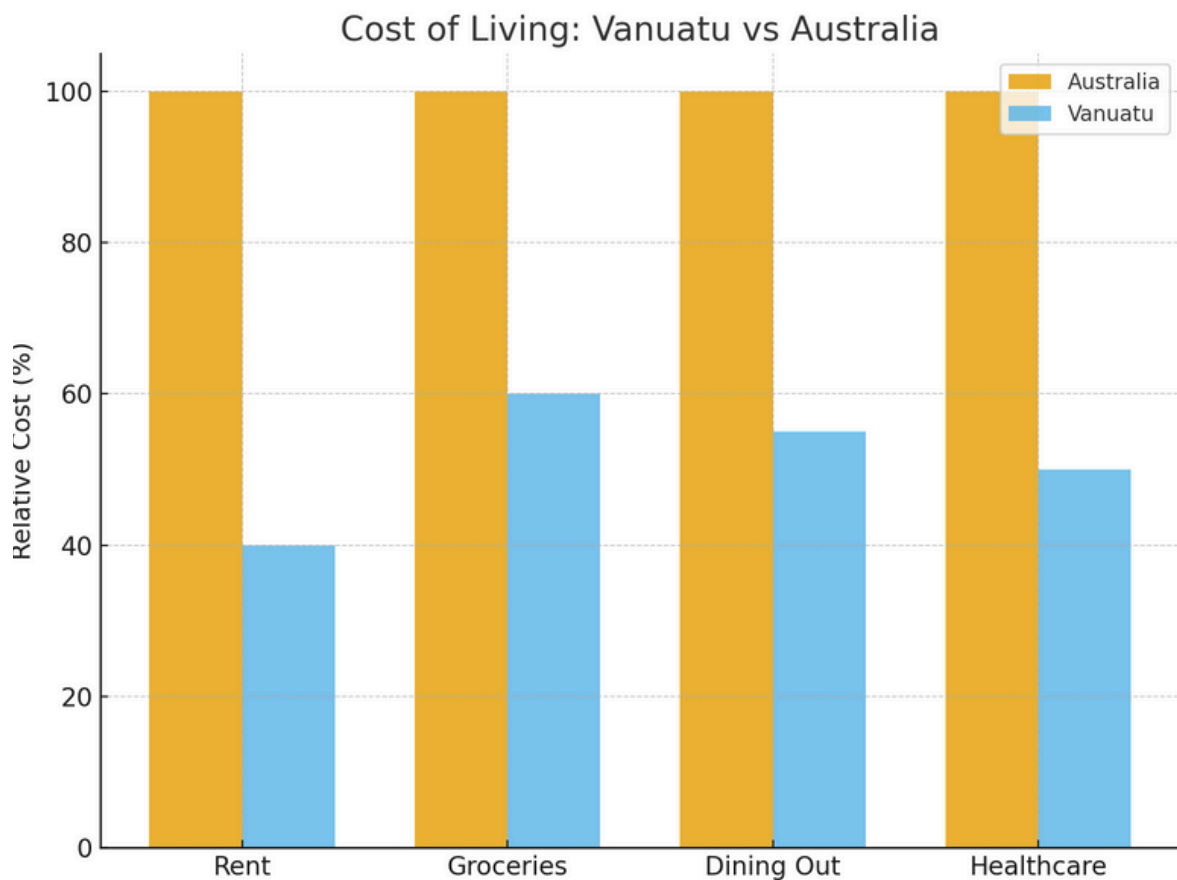
Perhaps the most compelling factor for many expats is cost of living. On average, **rent is 60% lower** in Vanuatu compared to major Australian cities. Locally grown produce, fresh seafood, and abundant fruit markets make weekly grocery bills far lighter than in Sydney or Auckland.

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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