

VITIVOU ESTATES SUBDIVISION

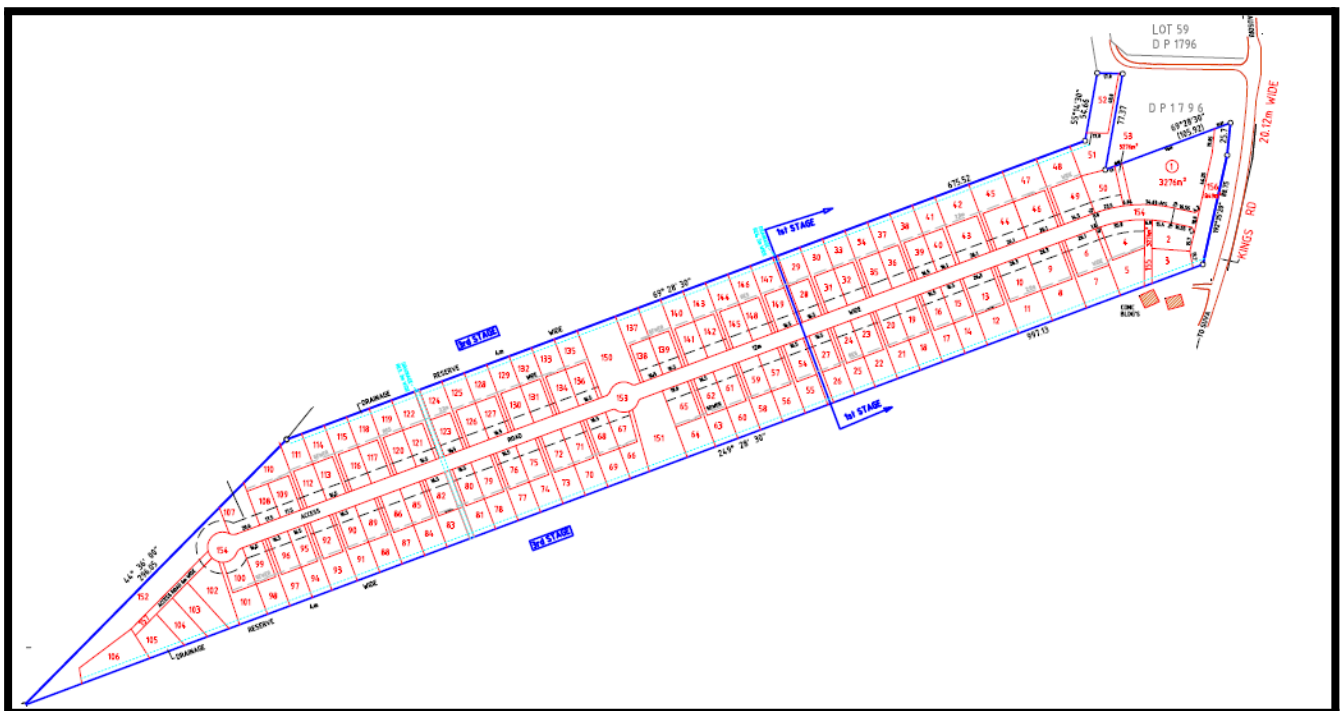


Introduction

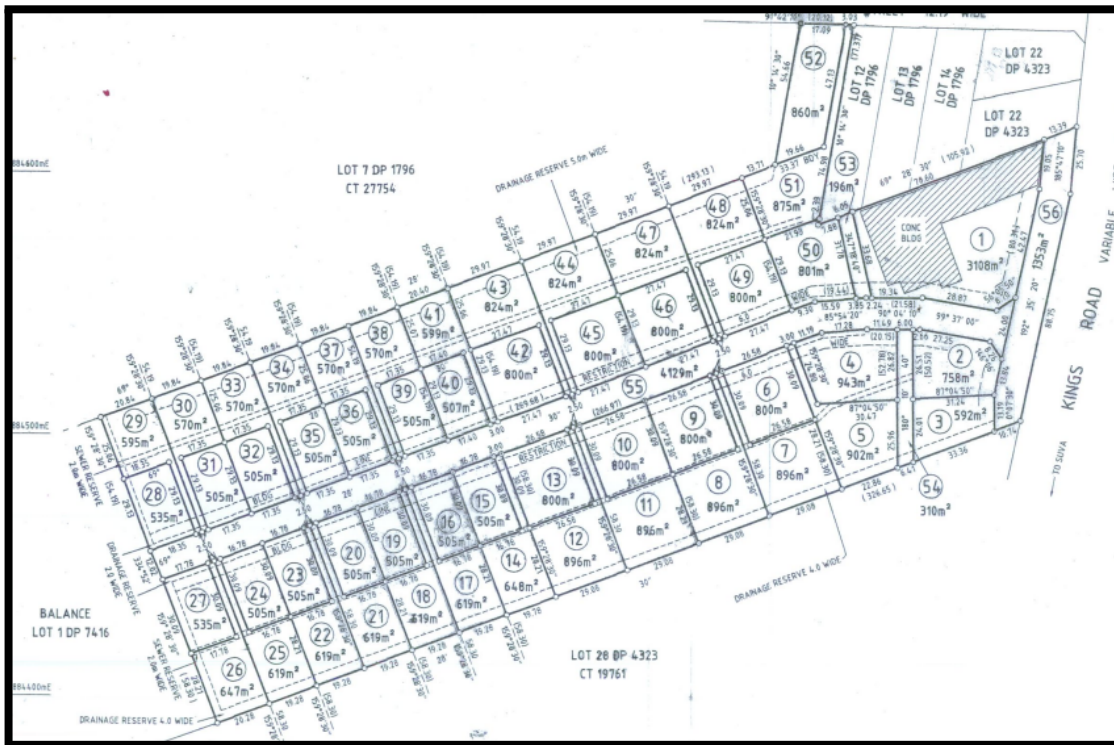
The Vitivou Estates site is a 27.29 acre **FREEHOLD** property development, situated along the Kings Highway in Davuilevu. Offering Ideal location: the site is 5 minutes walking distance from the Nausori Town and is one of the last freehold development sites left along the Suva-Nausori corridor. Owned by the Hexagon Group of Hotels, the site has been developed to create a sub-division to offer commercial and residential blocks. Substantial civil works have been done – the site has been filled and compacted so as to raise the platform height. Sewer and water line, power and road-works for Stage 1 has already been done with a number of lots already sold.

The Subdivision

The following is an extract of the approved scheme plan of the development:



Completed final plan of Stage 1 is as follows:



Stage 1 comprises the following:

1. **Commercial lots** – there are 3 commercial lots. Lot 1, which has an area of 3,276m², has a large scale commercial complex, construction of which was undertaken by the developers themselves. The building was designed by Design Hut, a well-known architectural firm with extensive experience in designing and project development services. The building construction works was undertaken by Cope Construction, a reputable construction firm experienced in such large scaled projects.

Pictures the Commercial Complex are as follows:



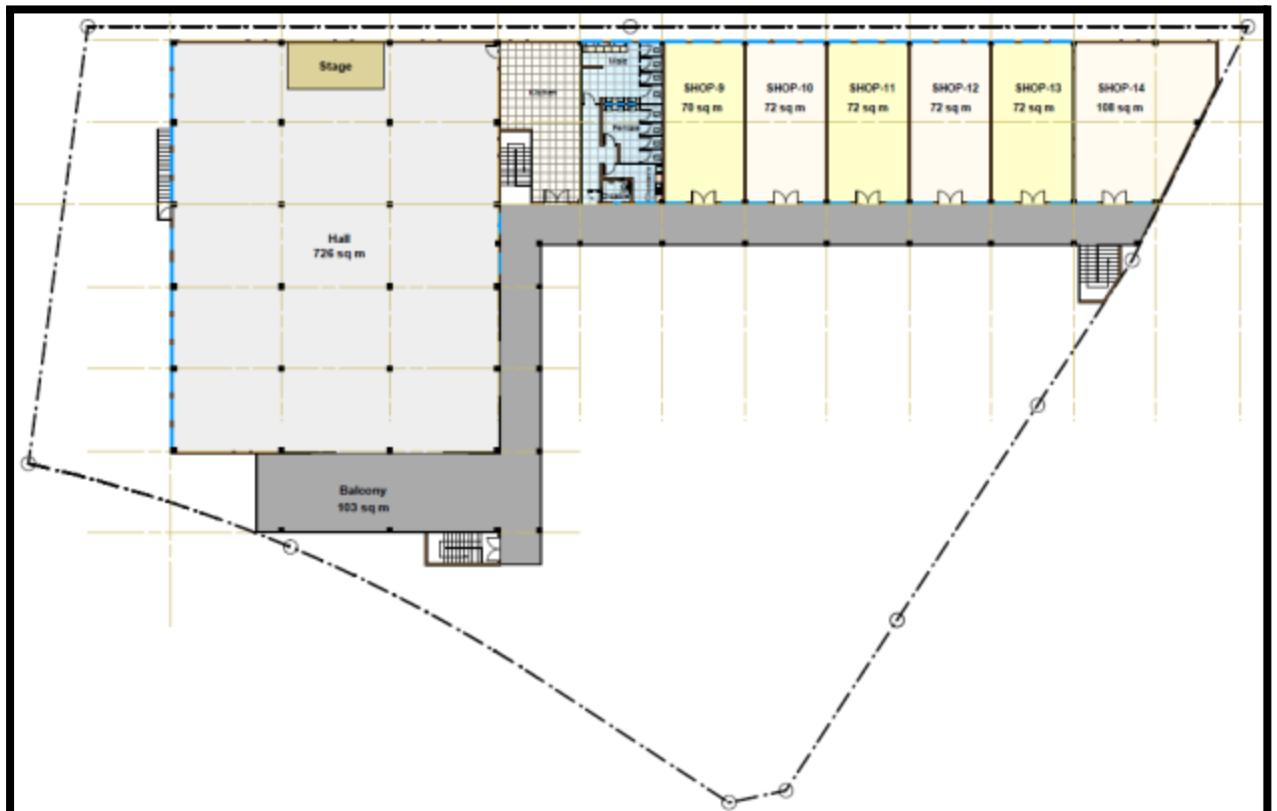
The complex has been designed by keeping in mind the space requirements of commercial tenants and consists of a modern 2-level structure with the ground floor offering a spacious supermarket letting, 8 x retail shop space, and lots of parking areas. All space on the ground floor is now occupied.

The ground floor layout is depicted in the picture below:



The top floor offers a large hall space with kitchen (therefore ideal for conferences, wedding and other functions too), and additional 6 retail shops. 3 out of the 6 retail shops are now already occupied.

The top floor layout plan is as follows:



Lots 2 and 3 are commercial zoned as well and remain vacant at present. Both combined have an area of 1,350m² and the site is suitable for a number of commercial developments due to being highway-frontage lots.

2. **Residential Blocks** – stage 1 offer 49 Residential Lots, out of which 21 Lots have minimum 800m² of land area while the remaining 29 lots have land area ranging from 500m² to 647m². A number of blocks have already been sold while the remaining lots are up for sale - from a starting price of \$180,000 plus VAT for lots in Stage 1. Out of the total lots in Stage 1, only a few 800m² lots and 500m² – 647m² lots remain to be sold.

How To Book A Lot

The blocks are already on sale to interested buyers. Once a buyer chooses his/her lot, he/she will need to pay a holding deposit of \$1000. Thereafter, and within 14 days, appropriate Sale and Purchase Agreement will be drawn up and upon execution of the same buyers would be required to pay 10% of the purchase price as further deposit. The deposit money will remain in Solicitor's Trust Account and a settlement period of 60-days is provided to provide the balance payment thereafter which the transfer will be effected.

For Sales enquiries and for further information, contact 9923469/9921804 or email on malagsales@gmail.com