

LONG BEACH, BABELDAOB

Three contiguous 8-hectare beachfront lots forming one of Palau and Micronesia's largest beachfront (420 metres) development sites

Full Legal Due Diligence, 97 year lease, Land Title Insurance, Hydrographical & Environmental studies completed



LOCATION

The nation of Palau forms an island chain 200 kilometers southeast of the Philippines. A trust territory of the United States from 1947 until 1994, this Micronesian archipelago is made up of eight large islands and some 400 islets. Palau is considered one of the best diving destinations in the world, thanks to the marine life, equatorial climate and crystal clear waters. A famous feature of the archipelago are the Rock Islands – more than 250 protected limestone formations that are surrounded by one of the world’s most diversified coral reefs.

Numerous direct flights from Tokyo, Seoul, Taipei, Manila and Guam make the destination easily reachable from all over Asia. Palau can rightly be considered the closest “Pacific Paradise” within a three-hour flight from a population base of over one billion people.

Up to 2009, the only area of Palau accessible by car was the southern portion of Babeldaob Island (the largest island in Micronesia) including Palau’s main town – Koror. One of the limitations of the southern area is the lack of natural sandy beaches and hence the relatively slow development of international resorts however the completion of the new ring road around the island of Babeldaob in 2008 opened up the beautiful sandy beaches protected by coral lagoons in the north east of the island.

International arrivals to Palau have been growing by 20% p.a. over the pass two years following an increase in direct flights.



New Ring Road completed in 2008

Babeldaob Long Beach

20 minutes from New Capital

45 minutes from Airport

Babeldaob

Melekeok

International Airport

Koror

30 minutes drive

PACIFIC OCEAN



0 km 500



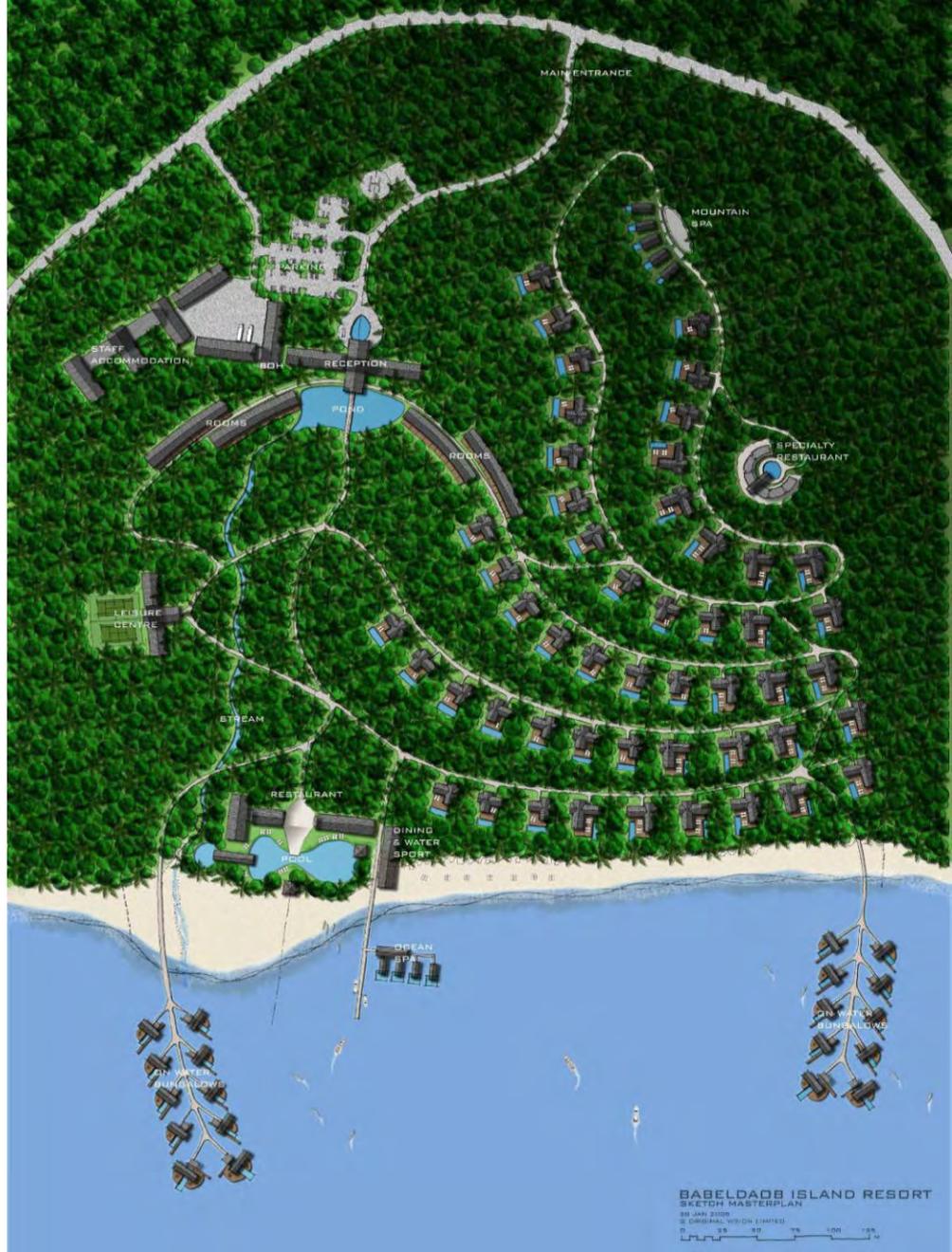
THE PROPERTY

The 23.8-ha property is located along Babeldaob's Long Beach – arguably Palau's best sandy beach. The site comprises three contiguous lots of 8ha each with a total of more than 420 meters of direct beach frontage. The site has excellent elevation and slopes gently down to the beach

Airai International Airport is less than 45 minutes drive from the site and the nation's capital, Melekeok, is only 20 minutes to the south. The site occupies a prime spot on Long Beach with all three lots having direct access to the new road.

In addition to its natural attributes, the site was granted one of the first "international" leases on a 99-year basis. It is unusual to be able to acquire parcels of land due to the fragmented ownership of land of this size in Palau.

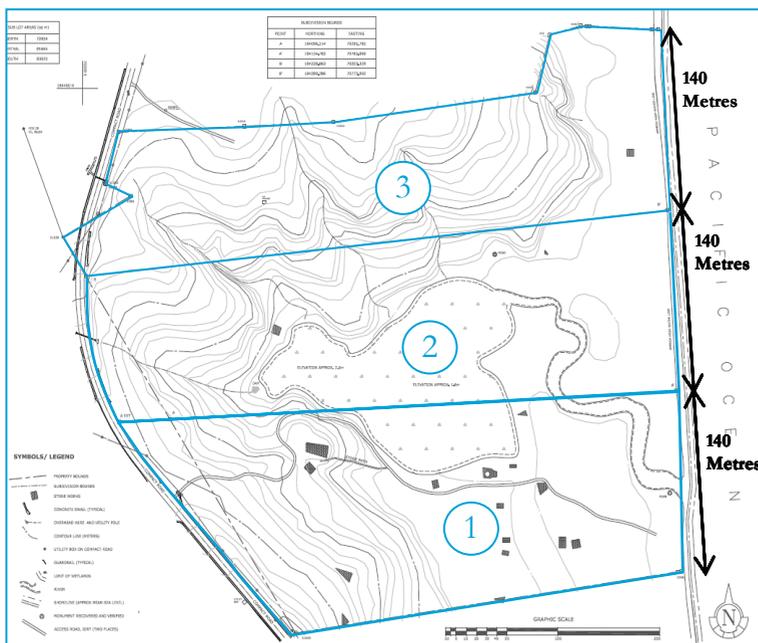
The site was also to first to be covered by land title insurance in Palau.



SITE FACTS

- 23.8 hectares – three lots
- 420 meters of beach frontage
- 500 meters of site depth
- Sunrise and sunset views

Three contiguous beachfront plots along Micronesia's best undiscovered beach



INFORMATION

Full legal, hydrographical and environmental due diligence pack for the Property will be provided to interested parties. The Property has clear title and land title insurance in place. Pricing details are available upon request.

DISCLAIMER

All information in this document has been prepared for information only and is not intended to form any part of any contract.

Interested parties should make their own enquiries to satisfy themselves as to the truth and accuracy of all information provided.