UYOGA





Situ Island Resort | Private Sale

R38 000 000 | $2 000 000

Mozambique, Africa

Ilha Situ Lda owns a portion of the island measuring 104.6745 Ha [2588.6563 Acres]

Situ Island Resort, Mozambique's Hidden Gem

Ilha Situ is situated 15 nautical miles North of Pemba in the Quirimbas Archipelago which is one of 28 islands, 11 of which are coral. Ilha Situ Lda owns a portion of the island measuring 104.6745Ha (258.6563Acres) and the lodge is on the very northern tip of the island.

Situ Island resort is a Boutique Eco Lodge totally off grid and in operation over 15 years. Ranked in the top 5 island resorts in Mozambique and in the top 5 dive destinations in Africa. The island is separated from the mainland by mangrove swamp and only accessible by boat or helicopter.

The resort is completely off-grid with a large photovoltaic plant providing solar electricity, two desalination plants providing fresh water and grey and black water septic tank systems. The island is uninhabited other than a small fishing village on the north western side.

The resort comprises 8 large en-suite chalets; a central main building with restaurant, kitchen, lounge, bar, offices; scuba diving centre, fishing store, helipad, staff and managers' accommodation.

COMPRISING:

Main lodge on the beach, 15 meters from high water mark (200m^2), comprising:

- Lounge, T.V. area and library.
- Dining/Bar area.
- Kitchen and office behind lounge.
- Food and beverage store.
- Concrete floors.

Seven chalets along beach (67m^2), comprising:

- Covered porch.
- Bedroom, change room and en-suite bathroom.
- Concrete pathways between chalets and main lodge.
- Concrete tiled floors with ceiling fan.

Managers cottage (115m^2), comprising:

- Covered porch.
- Bedroom, en-suite bathroom.
- Lounge.
- Kitchen.

Staff quarters (200m^2), comprising:

- Change rooms.
- Staff kitchen.
- Male and female ablutions.

Diving/water activities store (16m^2), comprising:

- Concrete floors.
- Electric motor for filling dive cylinders and back-up Robin diesel powered motor.
- Kayaks, paddles and diving equipment.

Office & administration building (20m^2), comprising:

- CCTV.
- Satellite.
- Wi-Fi.
- Alarms.

Public ablution block (23m^2), comprising:

- Male toilets.
- Female toilets.
- Shower cubicle.

Generator room (25m^2) housing the:

- Diesel generator.

Services building (144m^2), comprising:

- Fuel store.
- Dive compressor room.
- Fishing store.
- Hardware store.

Store room & maintenance workshop (88m^2).





Outdoor entertainment area, comprising:

- Pizza oven.
- Braai facilities and tables and chairs.

Power, sanitation & water supply:

- Rainwater harvesting from zinc aluminium roofs into upvc tanks.
- Two desalination plants SW24/6 output (450-500l/h), process seawater to fresh water and fed into upvc tanks.
- Water pumped into header tanks and then gravity fed to chalets.
- Water is heated for chalets and kitchen in solar geysers.
- Filtered drinking water from the septic tanks.
- Power supply via 15 kWp 3-phase photovoltaic system with battery storage connected and interfaced with the 3-phase diesel generator.
- Grey and blackwater into septic tank systems.

Vehicles:

- Landini tractor 7860 3.9 LT Diesel/Perkins Engine 1999/2000
- 4x4 plus 5Ton trailer
- Bucket front loader.

Boats:

- Situ II - 38ft Supercat fitted with 2 x yamaha 85Hp 2 stroke engines.
- Situ 1I- 36ft Yamaha Seaspirit monohull with 2 x Yamaha 100Hp 4 stroke.
- Situ III – 24ft Cat Hull with 2 x 85 Hp Yamaha 4 stroke. (All boats fitted & equipped with VHF radio, chartplotter and fish-finder. Full safety equipment, all registered in Pemba).
- Quintrex 3.2m Tinny runaround with 5Hp Yamaha motor.
- Quintrex 4.5m Tinny runaround with 15Hp Yamaha motor.

Ready to own your piece of paradise in Mozambique? Reach out today for more information.

property sales contact:

Daniel Filippi

c: +27 83 251 3019

e: daniel@uyoga.co.za