
DUPLEX UNIT
KORO SUN
FAIRWAY VILLAS
Your luxury villa duplex unit in Fiji.
Resort access. Rental potential.
DUPLEX UNIT • US$299,000
Architectural concept rendering • Savusavu, Fiji



Actual photograph of Koro Sun Resort

Actual photograph of Koro Sun Resort

EXISTING RESORT

A resort setting that already exists.

The proposed villas are located in the Savusavu region of Fiji. Owners can enjoy access to the established Koro Sun Resort through membership.

FIRST-BUYER DISCUSSION DRAFT • NOVEMBER 2026

DESIGN CONCEPT

Two luxury villas per duplex.

Each villa has a private garden, large covered indoor-outdoor decking area and its own plunge pool.



ARCHITECTURAL CONCEPT RENDERING • EACH UNIT HAS ITS OWN PLUNGE POOL

HOSPITALITY-LED DESIGN

Every detail supports the stay.

An interior design concept focused on comfort, privacy and indoor-outdoor living.



RESTFUL BEDROOM



SPA-STYLE BATHROOM



INDOOR–OUTDOOR KITCHEN

All villa images are design renderings.

FULL VILLA PURCHASE

Your villa. Your choice of first-buyer offer.

Your villa includes a private garden and large covered indoor-outdoor decking area.

US$299,000

FULL VILLA DUPLEX UNIT PURCHASE PRICE

FIRST-BUYER BONUS

Choose one of three exclusive incentives.

Includes your private garden and covered indoor-outdoor deck. Exclusive first-buyer incentives and resort access require signed agreements.

SIMPLE WEEKLY RENTAL MODEL

US$1,000 paid per rented week.

Illustrative payout to the owner after rental operating expenses, for each rented week.

ANNUAL RENTAL SCENARIOS · ONE LUXURY VILLA DUPLEX UNIT — **52 WEEKS / YEAR**

36 RENTED WEEKS

US$36,000
annual owner payout

12.04%
ANNUAL RENTAL ROI
69.2% of 52 weeks

39 RENTED WEEKS

US$39,000
annual owner payout

13.04%
ANNUAL RENTAL ROI
75.0% of 52 weeks

42 RENTED WEEKS

US$42,000
annual owner payout

14.05%
ANNUAL RENTAL ROI
80.8% of 52 weeks

Illustrative only. Bookings, owner payouts and ROI are not guaranteed.

ANNUAL RENTAL RETURN · THREE SCENARIOS

Clear ROI at 36, 39 or 42 rented weeks.

US$299,000 per unit · US$1,000 to the owner per rented week after rental operating expenses.

RENTED WEEKS	ANNUAL OWNER PAYOUT	ANNUAL RENTAL ROI
36 weeks	US$36,000	12.04%
39 weeks	US$39,000	13.04%
42 weeks	US$42,000	14.05%

ROI = (rented weeks × US$1,000) ÷ US$299,000 × 100

Percentages are illustrative simple annual rental yields, not guaranteed investment returns.

Based on the stated owner payout; excludes purchase and financing costs, taxes and any additional owner costs.

PURCHASE OPTIONS

Choose the ownership share that suits you.

Full-unit and fractional villa purchase options. All amounts in US dollars.

VILLA PURCHASE OPTION	UNIT SHARE / USE	PURCHASE PRICE	KORO SUN MEMBERSHIP / MO.
Full duplex villa unit	100% of the villa	**US$299,000**	**US$99.00**
Six-month share	50% / approximately 26 weeks	**US$149,995**	**US$49.99**
Three-month share	25% / approximately 13 weeks	**US$74,995**	**US$24.99**
Four-week share	Four weeks each year	**US$24,995**	**US$9.99**

Koro Sun Resort membership is charged monthly, in addition to the purchase price. First-buyer incentives apply to full units only. Fractional ownership, use periods and transfers are subject to final written terms.

KORO SUN FAIRWAY VILLAS

Own your Fiji villa.
Choose your first-buyer reward.
Make it yours.

LUXURY VILLA DUPLEX UNIT	US$299,000

CONFIDENTIAL • DISCUSSION DRAFT • TERMS SUBJECT TO FINAL AGREEMENT

EXCLUSIVE FIRST-BUYER OFFER

First villa sold. Three exclusive choices.

The first full-unit buyer chooses one incentive. Each villa is one of two units in a duplex.

20 units

PLANNED DEVELOPMENT

Ten duplex buildings, with two luxury villas in each.

US$299k

PRICE PER DUPLEX UNIT

US$299,000 for one full villa unit.

US$99/mo

RESORT MEMBERSHIP

Per duplex unit; proposed Koro Sun Resort membership includes resort access.

PRIVATE GARDEN + LARGE COVERED DECKING AREA

FIRST BUYER CHOOSES ONE OF THREE INCENTIVES

EXCLUSIVE FIRST-BUYER INCENTIVES

Choose one of three first-buyer rewards.

Available only to the first purchaser of a complete US$299,000 villa unit.

01

TWO VILLAS + EQUITY

10% COMPANY OWNERSHIP

Buy one villa for US$299,000 and a second at half price (US$149,500). Total: US$448,500. Become a 10% owner in the full 20-unit project.

02

ONE VILLA + EQUITY

5% COMPANY OWNERSHIP

Buy one villa for US$299,000 and become a 5% owner in the company behind the full 20-unit project.

03

ONE VILLA + ONE EARNED

SECOND VILLA OVER TIME

Buy one villa for US$299,000. Earn an additional 1/9 villa interest as each of the nine remaining duplex sites is developed and completed.

Select one option only. Equity and additional villa rights are subject to signed legal agreements and development conditions.

OPTION 03 · DEVELOPMENT-BASED SECOND VILLA

Buy one villa. Earn a second as we build.

Your additional villa ownership is earned in nine equal stages, only when new duplex sites are completed.

START

1 COMPLETE VILLA

Purchase the first villa for US$299,000. Ownership begins with that full duplex villa unit.

EACH NEW SITE

+ 1/9 OF A VILLA

For each of the nine additional duplex parcels completed, earn a further one-ninth ownership interest in an extra villa.

ALL NINE BUILT

2 COMPLETE VILLAS

After completion of all nine additional parcels, the earned interests total one extra villa—two full villas altogether.

Important: If any remaining duplex sites are not completed, no ownership interest is earned for those unbuilt sites. No project-company equity is included with Option 03.