

	FOR SALE: Prestigious Property located at Lot #29 Residence Bel Air in Moorea, French Polynesia					
✔	In French Polynesia 🌴	Surrounded by paradise islands	A country renowned for its welcome, kindness and hospitality	In a pleasant tropical climate with plenty of sunshine all year round	Offering exceptional security and quality of life	Favorable taxation, no income tax, wealth tax or inheritance tax.
✔	On Moorea, the Magic Island	One of the prettiest islands in French Polynesia	In the heart of a preserved natural space 🍌	A corner of paradise for sports enthusiasts and nature lovers	relaxing island, renowned for its gentle way of life	Close to Tahiti
✔	An Idyllic Location	Breathtaking view of the lagoon and the Pacific Ocean	Extreme tranquility Haven of peace	Direct view of the island of Tahiti, opposite	Overlooks the Sofitel hotel complex (restaurants, nautical center, Spa & Beauty garden, overwater bungalows, etc.)	Above the most beautiful beach of Moorea (Temae) with its protected marine area
✔	A Spacious Land	1887 square meters fully fenced in green nature	Ideally located, at the right height in the mountains	East facing sunrises	Receiving the easterly winds (trade winds) offering mildness all year round	With totally breathtaking panoramic views
✔	Immediate proximity to	Airport 1 km / 2 min Ferry dock 3 km / 5 min	Shopping center 6 km away (post office, banks, supermarkets, pharmacy, bakery, etc.)	Tahiti Island: 45 min by boat, 5 min by plane	18-hole golf course 2 km away, school 1 km away, Champion supermarket 3.5 km away	White sand beach 500 m away Toatea viewpoint 400 m away
✔	Ideal Location, Distance from the Ring Road	Altitude 120 meters	Distance as the crow flies about 300 meters	No noise pollution from the road !	Waste disposal area 300 meters away - very few pests (flies etc.)	No stagnant water or rivers (very few mosquitoes)
✔	With a Breathtaking Panoramic View	The view is impregnable at 180°	Real "postcard views"	All levels of the property as well as all rooms of the villas benefit from the incredible view	A view described by visitors as « <i>a million dollar view</i> »	Also view of humpback whales (from July to November)
✔	At the Top of a Luxury Residence "Bel Air"	A residence which is very popular on Moorea (because it is unique)	Private and secure residence with an automatic gate	In a healthy, clean and pollution-free living environment	Co-ownership managed by ASPL Bel Air and the trustee (Sogimmo) with internal regulations	Co-ownership charges: 250.000 XPF/year (€2.095) Drinking water tank at the very top and garbage room at the very bottom
✔	Direct & Pleasant Access to the Property	Horizontal access road without traffic (dead end)	Safe and easy access	Parking for visitors	Ease of maneuvering	Direct access to the garage and the villa with storeroom next to the garage
✔	Enough Space for Multiple Vehicles	Visitor parking: 18 square meters	Covered garage: 38 square meters for two vehicles	Possibility of parking several vehicles inside the property: at least 6 cars	Space for trailer, motorcycle, jet ski or boat	The garage is located on the same level as the main residence floor
✔	A Unique & Remarkable Architecture	With large spaces, beautiful volumes and lots of openings to the outside	Development of the slope of the land into multiple plateaus + retaining walls and terraced gardens	Access is facilitated by stairs inside and outside	Ideal orientation of rooms to optimize views and light	Total safety and robustness : anti-seismic/anti-cyclonic and lightning protection system
✔	Large Surfaces (interior and exterior)	Interior living space: about 266 sq.m. (9 rooms including 3 larger than 30 sq.m)	Surface area of the exterior wooden terraces: 135 square meters	Balcony area: 64 square meters	Surface area of horizontal lawns around the main villa larger than 200 square meters	Surface area of the sloping land that has been leveled: approximately 1300 square meters (70%)
✔	Large Openings Facing the Lagoon	12 sliding glass doors	21 louvered windows with mosquito nets	5 swing doors 2 sliding doors in exotic wood	Many "sliding doors": the doors are completely hidden behind the walls	Non-electric gate but electricity provided if needed
✔	Quality Materials	Reinforced concrete walls + concrete blocks Tile and solid parquet floors	Exotic wood floors and exterior terraces (Merbau) + 3 solid Merbau staircases	Exotic wood frames and "Red Cedar" tiles	Modern and recent tiles	Aluminum chassis (sand color for the main one and brown for the annex suite)
✔	Perfect Finishes	Many of the finishes are recent	Plastering and painting on most exterior walls	Bay windows with hidden sashes Thresholdless bay windows	Gutters on all roofs Cedar wood underlay + integrated LED lighting	Mosquito nets integrated into all louvered windows
✔	In Very Good General Condition	Condition as new	Recent paintings	Very regular maintenance	Oiled terraces (mahogany tint)	No work required
✔	Several Rooms Converted into Suites	4 bedrooms (39, 32, 21 and 20 sq m) + possibility of a 5th (12 sq m)	3 bedrooms are « suites » with bathroom and WC	All bedrooms offer spectacular views of the lagoon, ocean and the island of Tahiti	All bedrooms extend outside onto balconies or terraces	Wooden ceilings, exposed framework or exotic wood
✔	Bathrooms with Views	3 bathrooms + possibility of fitting out a 4th	With exterior views	Finishes: tiles and exotic woods	Italian rain showers and modern faucets	+ 1 outdoor shower integrated into the poolside wodden terrace
✔	Several wall-hung toilets	3 toilets with beautiful finishes	Suspended with support frames	On each level	All-water septic tank 6000 liters (8 to 10 people)	
✔	Many Exotic Wood Terraces	Total area 135 square meters	Merbau (solid & very strong red wood)	Perfect finishes (2020)	Regular/impeccable maintenance	A terrace with a romantic bench
✔	Large Balconies "like on the deck of a ship"	Balcony area: 64 square meters	Present all around the floor of the main villa	In exotic wood and concrete + recent tiles (2025)	Exotic wood railings and D6mm stainless steel cables (7 lines and 43 meters of handrail)	All balconies offer exceptional panoramic views
✔	A Luxury Suite in the Annex	Perfectly located in its environment, quiet and away (hidden) from the main villa	Perfect and recent construction	Very neat « luxury » finishes	Magnificent bathroom adjoining the bedroom	Swimming pool at the foot of the four-poster bed
✔	A "Moorea Suite Love" Company	Airbnb type rental https://airbnb.com/h/moorea-suite-love https://www.moorea-suite-love.com/	In operation since the end of 2021 Open 12 months/12	High-end clientele Honeymoons/Wedding anniversaries 🥰	High turnover: 15 million XPF / € 120.000	Benefit from attractive taxation in Polynesia
✔	A Large Mirror Pool	Surface area: 46.5 square meters Modern tiles with overflows on all four sides (buffer tanks on each side)	Length: 12.25 meters for swimming Width: 3.8 meters Depth: 1.3 meters to 2.5 meters "Diamond Point" for diving	Exceptional panoramic view from the pool	Total water volume: 75 cubic meters Maintenance: chlorine and filtration, 4 bottom return jets, electric valves for filling and LED lighting	Commissioned in 2019 Technical room: 19 square meters - also serving as a garden shed and survival bunker (reinforced concrete)

✓	A SPA with whirlpools	HYDROPOOL® H570 (5 people) 203cm x 203cm	Self-cleaning	Integrated into the wooden terrace	Extraordinary panoramic view from inside the spa	Located in the center of the main living space
✓	A Kitchen in the Center with a Spectacular View	Open with central island	Spectacular panoramic view from the kitchen	Fully equipped	Modern tiles (2024)	Mirrored splashback and worktops in Silestone (brown color)
✓	Quality Furniture	All included in the sale	In exotic woods	Four-poster bed, 1.55x1.55meters table, etc.	Grosfillex brand swimming pool furniture	Fitness bikes and elliptical trainers
✓	Remarkable Solidity	Interior reinforced concrete beams on the ground floor: 28x50cm	Reinforced concrete ties in the living room: 24x45 cm Reinforced concrete ties in the ground floor bedroom: 27x45 cm	Reinforced concrete column at the corner of the dining room: 30x30 cm Reinforced concrete column at the corner of the living room: 27x27 cm , etc.	Numerous exterior retaining walls in reinforced concrete + plaster: 22 cm wide	Chemical sealing of frames and by threaded rods in reinforced concrete (cyclone prevention)
✓	Many Tropical Gardens	Perfectly landscaped, flowered and planted with varied trees and impeccable maintenance	Fruits: Lemons, Grapefruit, Avocados, Papayas, Bananas, Pineapples, Passion Fruits, Coconut Palms, etc.	Flowers: Frangipana, Hibiscus, Bougainvillea, Jasmine, Rosemary, Bird of Paradise/Parrot's Beak, Tiare Tahiti, Roses, Water Lilies, Monette, Gardenia, Aloe Vera, Cycad, Cordyline	Many varieties of palm trees (Bismarck, Bottle, Triangle, Cycas, Mexican, Multiplying, Hollywood, etc.)	1 fish pond 1 swing 3 Merbau benches (exotic wood) 160 sq m of horizontal lawns near the main living area
✓	The Presence of Whales at the Bottom of the Garden...	The property is the perfect place to observe humpback whales	Every year, from July to November	Jumps, blows, screams, tail slapping, ballets,...	Incredible shows, almost daily in August, September and October	🐳
✓	Fast Internet Access	By optical fiber				
✓	Solar Heating (Water)	3 solar water heaters of 200 liters each				
✓	LED lighting	LED throughout the property	RGB LEDs for terraces, dining rooms, kitchens and bedrooms.			
✗	Photovoltaic	Electricity only through the distribution network (EPIC)	Moderate cost: around 45.000 XPF/month (€370) for 6 people	→ Possibility of adding a large number of photovoltaic panels on the frames or on the ground (lots of space)		
✗	Air conditioning	The freshness of this place does not make permanent air conditioning essential.	2 Suites have a recent air conditioner → Other air conditioners can be installed if necessary (locations provided)	3 modern air mixers have been installed since 2020 (living room ceiling + ceilings of 2 bedrooms)	21 louvered windows with integrated mosquito nets provide perfect ventilation day and night.	Cedar wood frames represent the ideal situation which avoids overheating the interiors in summer (unlike metal roofs)
✗	Decoration	The property is a product built to the finishing touches & perfectly fitted out but not completely decorated (no art objects sold with the property)	→ Interior decoration to be perfected by the purchaser			
✗	Seaside	There is no private beach	→ But the public beach of Temae (white sand) is only 500 m away 🏖️	→ The property is located in the mountains which offers several advantages:	1. Extremely quiet (especially from the road) 2. An exceptional panoramic view 3. High security: floods, tsunamis, burglaries, swells.. 4. Greater freshness thanks to the easterly winds 5. A full view of the sunrise 365 days a year 6. Very few pests (mosquitoes, flies, and other insects) 7. Less humidity on this eastern slope, drier despite the tropical climate	
✓	Property tax	270.000 FCFP (€2.262) /year				
✓	Status	Civil real estate company				
✓	Certificate of Conformity	Year 2012				
✓	Availability	Upon signature of the Notarial Act				
→	Selling price 💰	Make an offer from 400MM XPF (after visit)	Offer subject to acceptance by seller	If direct sale without intermediary → no agency fees	Registration fee in French Polynesia: 7%	
	To purchase without fees , <u>contact us directly</u> at: contact@moorea-secret-villa.com or WhatsApp (689) 87 36 36 30 www.moorea-secret-villa.com					