



topuito isles  
mozambique

**The Topuito Isles  
Northern Mozambique  
Fact Sheet**

*“We all dream of owning our own island, our beautiful escape that presents summer all year and relaxing adventures we can share with our friends. The Topuito Isles development is a culmination of this dream.”*

The Topuito Isles are two untouched, remote islands in the Primeras and Segundas Archipelago in the Mozambique Channel of the Indian Ocean. They are known for their coral reef which is said to contain some 20% of all Mozambique's coral. Caldeira Island is 13.6 ha, a bean shaped island with beaches all around and a small forest in the eponymous crater in the middle of the island. Nejovo Island is only 6.7 ha and is the quintessential deserted paradise island with its round shape and circle of white sand beach.

The Topuito Isles are held and being developed by Small Island Developments, a development company specialising in exclusive, remote and luxuriously adventurous developments throughout southern and eastern Africa.

The islands of Topuito are the perfect picture of paradise. They are unspoiled, remote, a little bit wild and very exclusive. With only 12 resort units and 8 private villas on Caldeira Island and 4 private villas on Nejovo Island, the Topuito development is a Robinson Crusoe adventure with a twist of luxury.

**Address:** Small Island Developments

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**Topuito Resort:** The Topuito Resort will be complete by the end of 2010.

**Private Villas:** For more information about buying or reserving a villa at Topuito Isles, email [enquiries@topuitoisles.com](mailto:enquiries@topuitoisles.com) and we will send you an information pack and sales documents.

**Access:** Regular scheduled flights from Europe and South Africa. Maputo, Nampula, Pemba and Beira are all international airports. From Europe flights available on TAP and LAM to Maputo. Access from Johannesburg International is excellent

A flight from Johannesburg to Maputo takes 1 hour, from Johannesburg to Beira, Pemba or Nampula is around 2 hours depending on schedule and connections.

Once you have arrived in Mozambique you may take a charter flight directly to our private runway, a licensed 1,500 metre gravel runway. (2 hours from Beira or Maputo, 1 hour from Pemba and half an hour from Nampula)

Note: Charter flights may in the future become scheduled charters in conjunction with other resorts in the area.

Our chauffeur service will meet you at the runway and take you to the Larde River Reception, only 2 minutes away.

From there a boat will be waiting on our private jetty to whisk you away to paradise. You will be delivered to the island jetty platform and feel the soft sands beneath your feet within 20 minutes to an hour, weather depending.

**Mooring:** Permanent moorings will be provided at various locations around the island. Due to the sensitive nature of the coral surrounding the islands, all boats must be anchored off shore and may not be beached surrounding the island or anchored on coral or the coral reef.

**Population:** The entire population on both Caldeira and Nejovo Islands is made up of around 60 Topuito employees and a maximum of 110 guests, including private villa owners and their guests.

**Government:** The government of Mozambique has awarded Small Island Retreats a 99 year renewable lease on the islands and fully support the development through various licences.

**Language:** The official language in Mozambique is Portuguese although staff on the islands have been trained in basic English language skills. Management and reservations are all conducted in English.

**Currency:** On the islands we would accept all major currencies ie. US Dollar, Euros, South African Rands and Mozambican Meticaís.

**Accommodation:** Caldeira Island Resort has accommodation for 30 beds. Accommodation will bein separate island villas with one or two bedrooms and en suite bathrooms. There will be 8 private villas on Caldeira Island, each 300 sq m with three en suite bathrooms, kitchen, dining area, lounge and outside pavilion and private decks.

On Nejovo Island there will be only four exclusive private villas of 350sq m, with four en suite bathrooms, kitchen and dining area, two lounges, private verandas and 360 degree views.

**Prices:** Private villa on Caldeira Island: From\$750 000

Private Villa on Nejovo Island: From \$2 million

**Bars/restaurants:** The restaurant on Caldeira Island is open to all resort guests as well as private villa owners and will have a no-menu concept. Our chef will take inspiration each day from the fresh ingredients to arrive on the islands, be from farm or directly from the sea.

Drinks can be enjoyed on the wide open air deck or around the pool at any time.

On Nejovo Island there will be a bar and restaurant as part of the beach club available for the exclusive use of the owners of the private villas and their guests.

**Dress code:** The Topuito Isles are where you come to escape ordinary life. No jackets and ties are required. The dress code here is rustic chic, island elegance.

**Activities:** There is plenty to do on Topuito from walking the island, sea shell searching, whale watching, snorkelling and diving, deep sea fishing, sailing and kayaking or just relaxing by the pool or with a massage.

**Off island activities:** Dhow sailing trips can be organised as well as exploration and bird watching trips through the river estuaries. Visits to the community villages can also be arranged.

**Entertainment:** Whales dancing in the waves, turtles coming to visit late at night, there is always something happening at Topuito.

**Electricity:** Electricity on Topuito is run through a mix of generators and solar power panels. We aim to one day use only sustainable energy sources such as solar and wind power. The islands will largely be powered by 220 volt power at about 50hz,with all our solar and wind generated power converting into the main grid at 220volt/50h.

**Water:** There is no fresh water on the islands of Topuito. We instead run state of the art desalination units on each island, each of which can produce up to 10000 litres of water per day. Drinking water is available at the resort.

**Medical services:** The resident nurse runs a fully equipped first aid clinic and dispensary on the islands offering basic and emergency medical services, including the arrangement of emergency evacuation if necessary.

**Conservation Area:** The two islands of Topuito and their surrounding area are protected areas. The reefs and waters surrounding the islands are part of a marine protection area started by the development company. Fishing on the reefs and jet skis are not allowed. Turtles use the islands as nesting grounds and are a protected species. Any activities which could disturb these incredible creatures is discouraged.

**Library:** There is a reading room on each island where you can find information on the area, the wild and sealife, birds, flora and fishing. There will also be an assortment of international magazines, newspapers and journals available.

**Internet Access and communications:** There is cellular telephone reception on both islands and wireless internet will be available.

**Massage and beauty services:** Spa treatments will be available at the main island lodges and villa owners can request spa treatments for the privacy of their own home.