

# Papa Aroha Holiday Park

Information Memorandum



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# Introduction

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## **Papa Aroha Holiday Park**

### **Leasehold Interest For Sale.**

A Stunning Beachfront Property.

Location: 1091 Colville Road, Amodeo Bay, Coromandel, New Zealand

Description: Seize the Chance to Own the Lease of this Coastal Paradise at Papa Aroha Holiday Park!

Imagine waking up each day to the soothing sound of waves and panoramic views of the sea and islands. Nestled beneath the iconic Pohutukawa trees, this beachfront gem is more than a destination—it's a lifestyle. A haven for families, boating enthusiasts, and fishing lovers, Papa Aroha Holiday Park is a slice of Kiwi paradise waiting for you.

For the first time in 13 years, this leasehold business is on the market, offering a rare opportunity to step away from the hustle of city life and immerse yourself in a serene, income-generating coastal retreat.

Perfect for a couple seeking the ideal balance of hands-on management and a relaxed holiday lifestyle, this business promises the ultimate home-and-income opportunity.

Don't miss your chance to live and work on this stunning piece of New Zealand's coastline. Your dream life at Papa Aroha Holiday Park awaits!

# The Business

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## Key Selling Points

- Rare Opportunity: Only the second time on the market in nearly 30 years.
- Strong Income Potential: Consistently strong occupancy and solid nightly rates underpins multiple income streams from Camp Shop, Petrol and optional agreements with neighboring properties for farm management and storage.
- **Well Structured Lease: Original 18-year lease currently under re-negotiation will provide long term security for new Managers.**
- Consistent Occupancy: Highly regarded reputation with strong repeat bookings.
- Comfortable Accommodation: Spacious 3-bedroom Manager's apartment with stunning sunset views. Additional 2-bedroom apartment adds flexibility for extended family of Relief Manager.
- Great Guest Facilities: Owners provide excellent support for infrastructure projects with all facilities recently refurbished and well maintained.
- Prime Beachfront Location: Direct access to a safe, pebbly beach with breathtaking sunsets.
- Boating & Fishing Haven: Two boat ramps, sheltered launching area, fish cleaning station, and boat wash facilities.
- Family-Friendly Amenities: Playground, camp store, and modern communal kitchen/dining facilities. Spotless amenity blocks, hot showers, laundry. Local bush walks, rock fishing, and shady Pohutukawa trees.
- Diverse Accommodation Options: A range of powered/unpowered sites, cabins, and motel units to suit all budgets.

# Method of Sale

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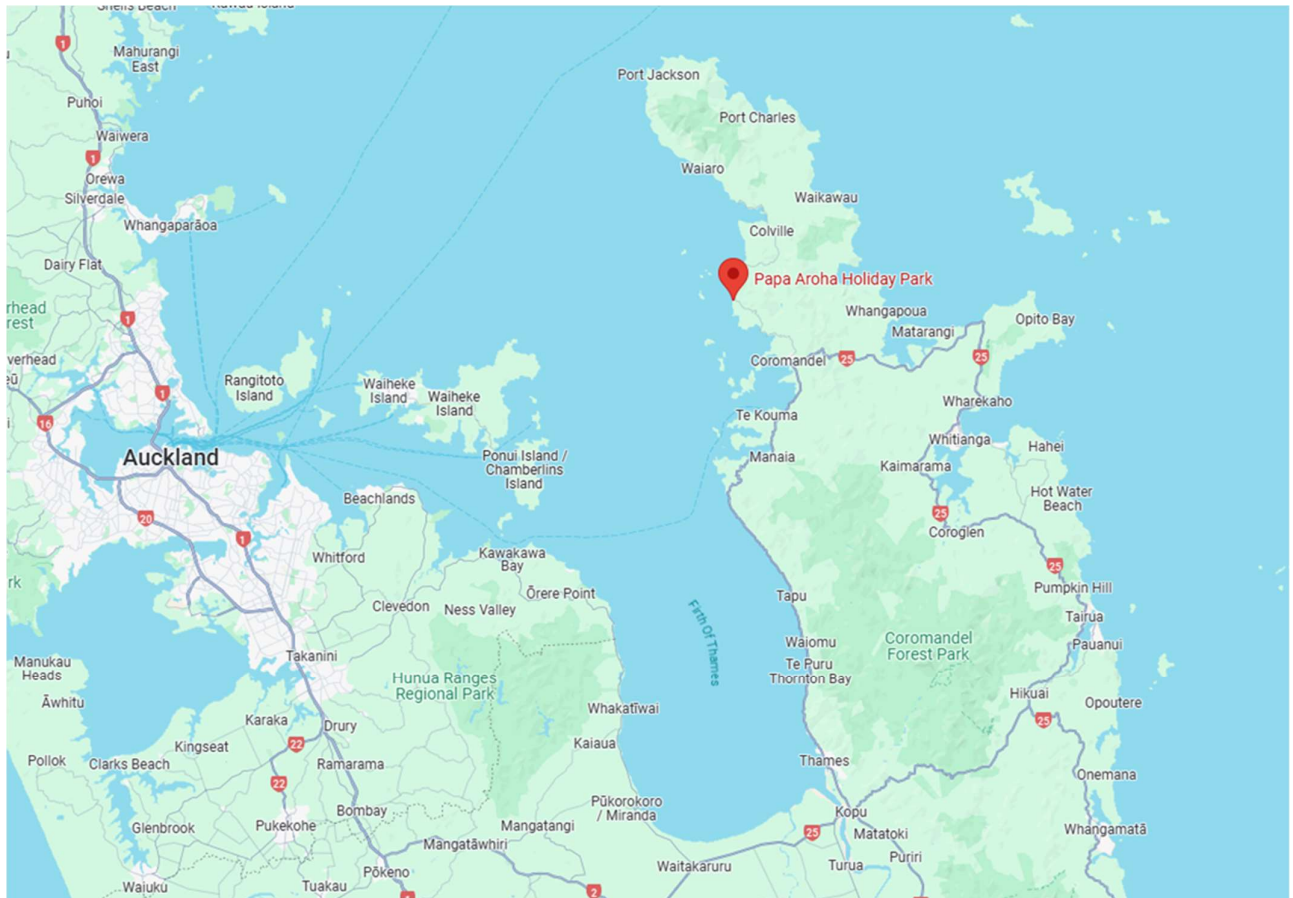
- Leasehold Interest
- \$900,000 plus GST if any
- By negotiation

Confidential financial information available on application.



# Location

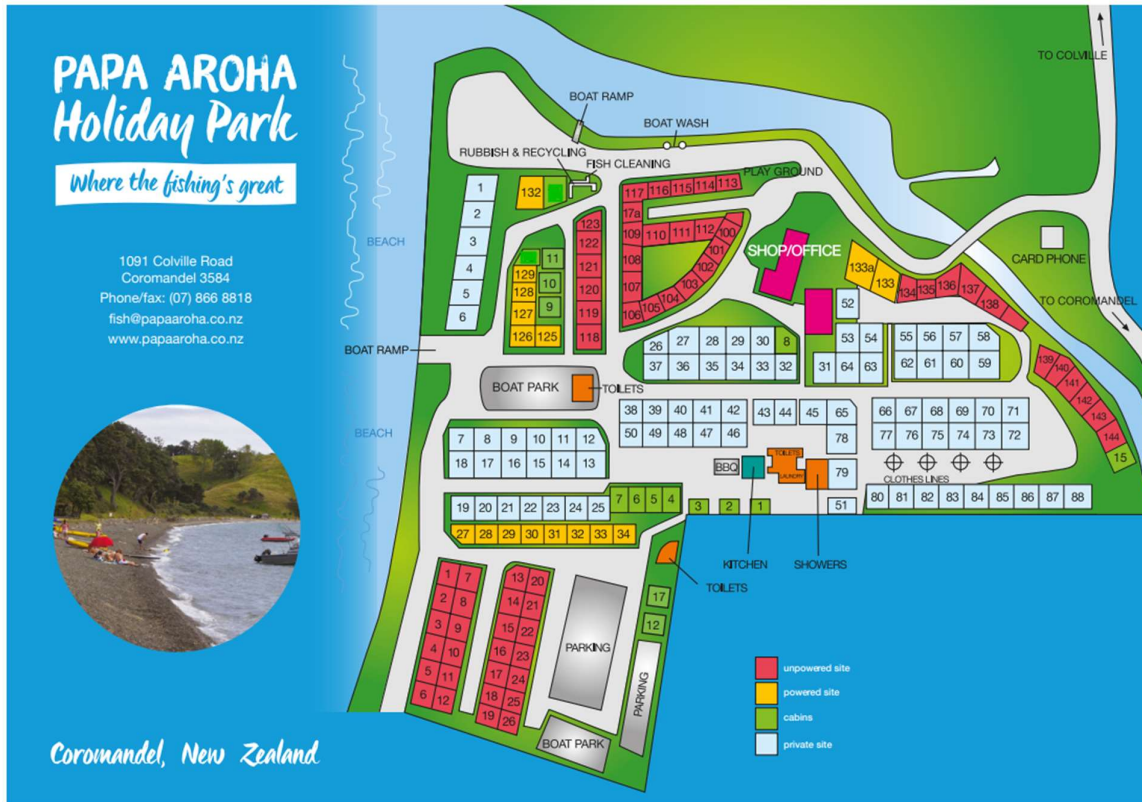
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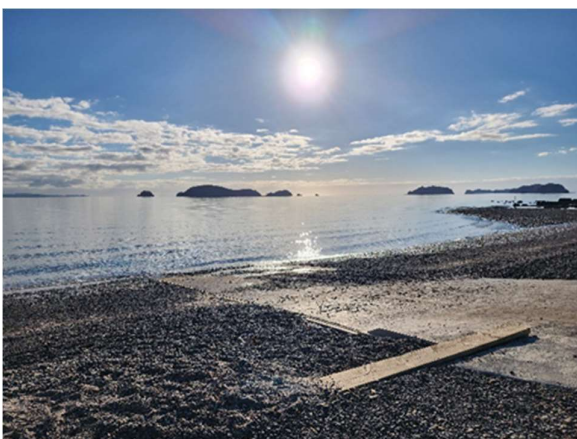
- 180km / 2.5 hours from Auckland City
- 67km / 1.25 hours from Thames
- 13km / 20 minutes from Coromandel Township

\*distances and travel times are approximate

# Camp Map



# Gallery



# Your Broker

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## Michael Shah

**AUCKLAND, NORTHLAND & COROMANDEL**

Michael has extensive international experience in managing boutique hotel, lodges and tourism ventures for a range of luxury brands in New Zealand, Australia and the South Pacific including Langham Hotel Group, Hyatt International and LVMH Moet Hennessey. Michael has won numerous awards including South Pacific General Manager of the Year and managed Qualia Resort on the Great Barrier Reef when it was awarded 'Best in the World' by Conde Nast Traveller.

Contact Michael on:

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## Tourism Properties

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