An aerial photograph of Bulago Island, a tropical island in Lake Victoria, Uganda. The island is lush with greenery, including dense forests and a large, well-maintained lawn. A prominent building with a red-tiled roof and a gabled design sits on the lawn. A sandy beach curves along the edge of the island, meeting the clear blue water of the lake. A small dock with several boats is visible on the right side of the island. In the foreground, two small boats are on the water. The overall scene is serene and picturesque.

BULAGO ISLAND

A UNIQUE & UNRIVALLED LOCATION

Bulago Island is perfectly located, sitting just one mile south of the Equator, inside Uganda's section of Lake Victoria; the world's largest tropical lake and the source of the longest river in the world - the Nile.

DISCOVERING PARADISE

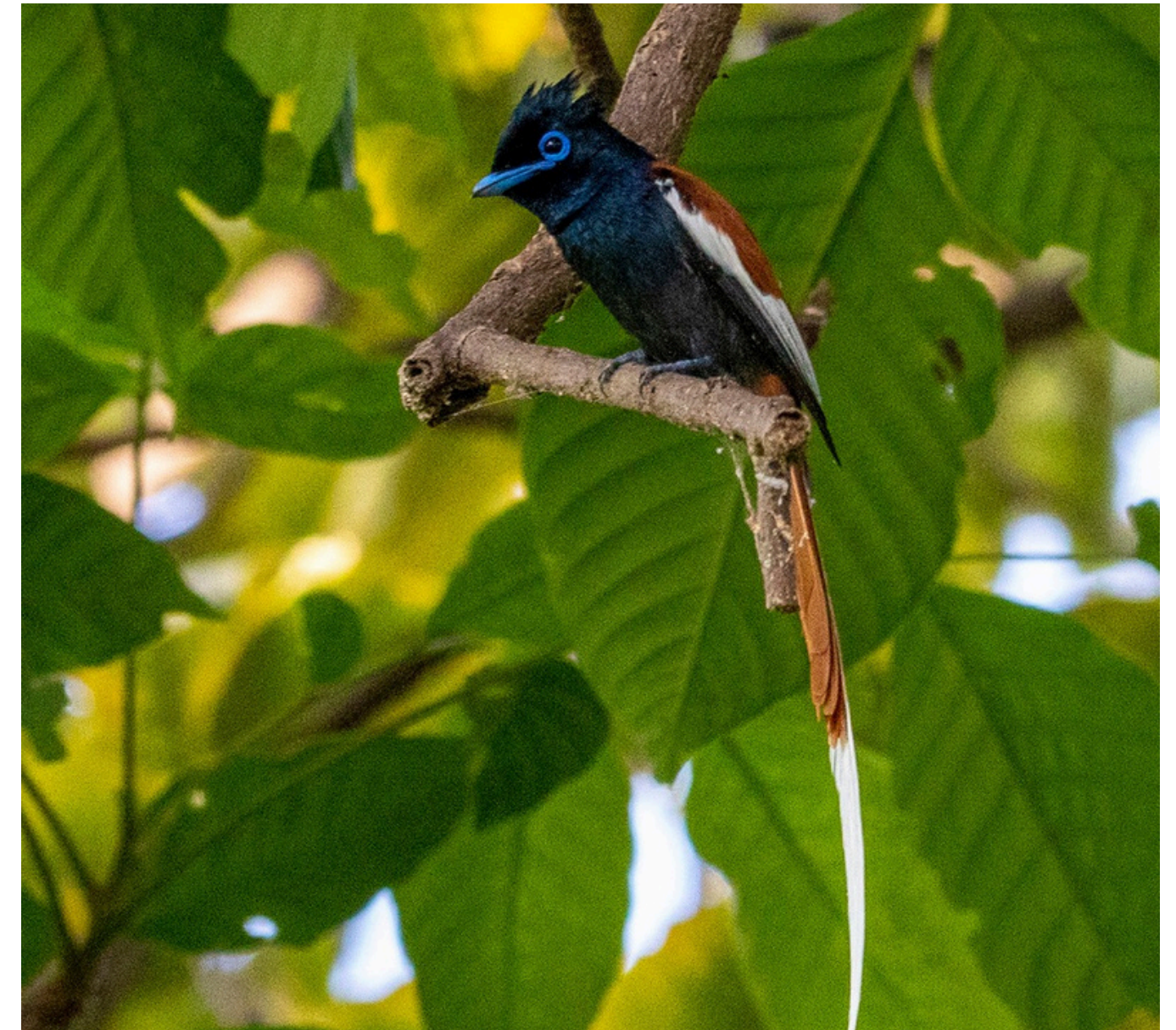
Flying into Entebbe, over Lake Victoria, the second largest fresh water lake in the world, it is hard to find any sign of development, just untapped wilderness. Something that we started to change nearly 30 years ago when we acquired ownership of this magnificent 202 hectare island.



EXQUISITE FLORA & FAUNA

Bulago Island is a **509-acre privately owned, wildlife haven**, with a unique abundance of golden sandy beaches in landlocked Uganda.

The island's exceptional ecosystem is made up of made up of savanna grasslands, dense, old-growth equatorial forests and woodland that have never been logged, cliffs and caves and sandy beaches; the perfect home to a dazzling array of over 400 bird species and many a colourful insect.



STEADY CLIMATE

Thanks to the island's high elevation at 1133m above sea level, Bulago has a modified equatorial climate, sporting daytime temperatures averaging 26C, and lake shore breezes at nighttime, at a comfortable 18C.

UGANDA'S RIVIERA

“Bulago is an “ecologically sensitive area, an island with high diversity of flora and fauna.”

NEMA inspection report 2021



Since 1998, we have kept the island's carbon footprint to a minimum, conserved Bulago's fragile biodiversity, enforced strict conservation regulations, established eco-friendly infrastructure, outlawed island deforestation, encouraged agroforestry, removed plastic waste, planted thousands of indigenous trees and initiated sustainable forms of responsible marine tourism.

GETAWAY

Bulago Island is located just 24 kilometres from Entebbe and its International Airport and within 30 kilometres of lakeside, Munyonyo and Uganda's capital city, Kampala. Perfectly located for an island getaway from the city or for tourists to add to their holiday itinerary.



SUSTAINABLE NATURE-BASED TOURISM DEVELOPMENT

Our strategy over the last 30 years has been to **combine inclusive and sustainable development with commerce; prioritising social and environmental factors into the investment process.**

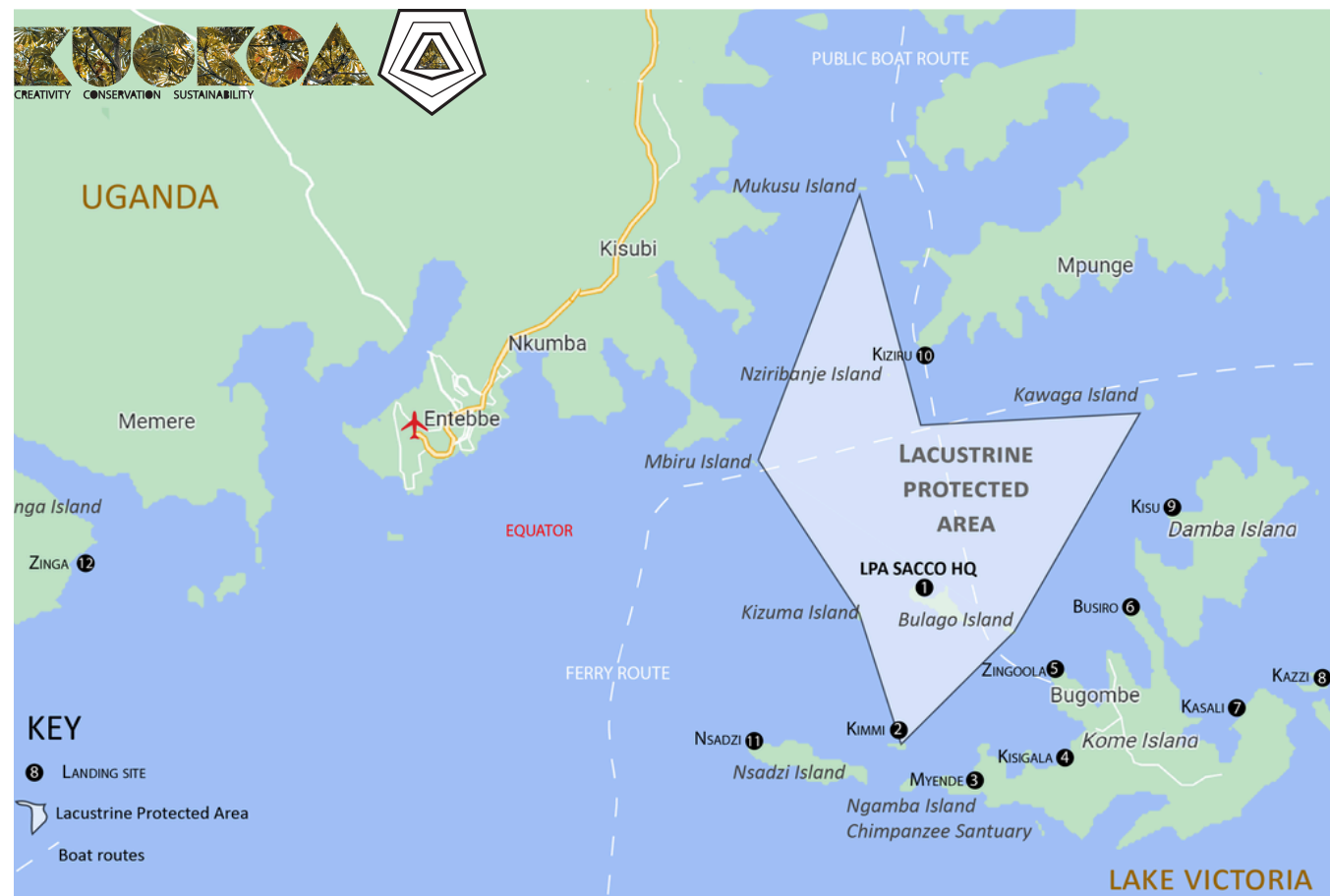
In 1998 we built this castellated lodge in Bulago's north-facing, well protected bay and started to sell lakeside plots to both international and Ugandan investors for holiday residences, on the island's north and western shorelines.



MARINE TOURISM - LAKE VICTORIA'S SUSTAINABLE WILDERNESS

EAST AFRICA'S FIRST FRESHWATER NATIONAL MARINE PARK

Alongside conserving the island, we researched how best to protect the lake's failing ecosystems and decimated fish stocks, from mass extinction. We campaigned for a government protected fish breeding ground and in 2009, Uganda's first 250 square kilometre Lacustrine Protected Area (LPA) was gazetted through Parliament. From 2016, under the NGO Kuoko, we developed and implemented a community-managed prototype for a sustainable LPA.



By successfully implementing Koome Islands' LPA, we have inadvertently created Uganda's first sustainable, conservational, community managed, marine venture park. In partnership with the Ugandan government, we are proposing to upgrade the LPA into Uganda's first National Marine Park, a long-term conservation tool that has the potential to safeguard food security while at the same time encouraging Uganda's dormant marine tourism to flourish.



NATIONAL MARINE PARK ATTRACTIONS

THE EQUATOR

BEACHES & EQUATORIAL
FORESTS

BOAT CRUISES

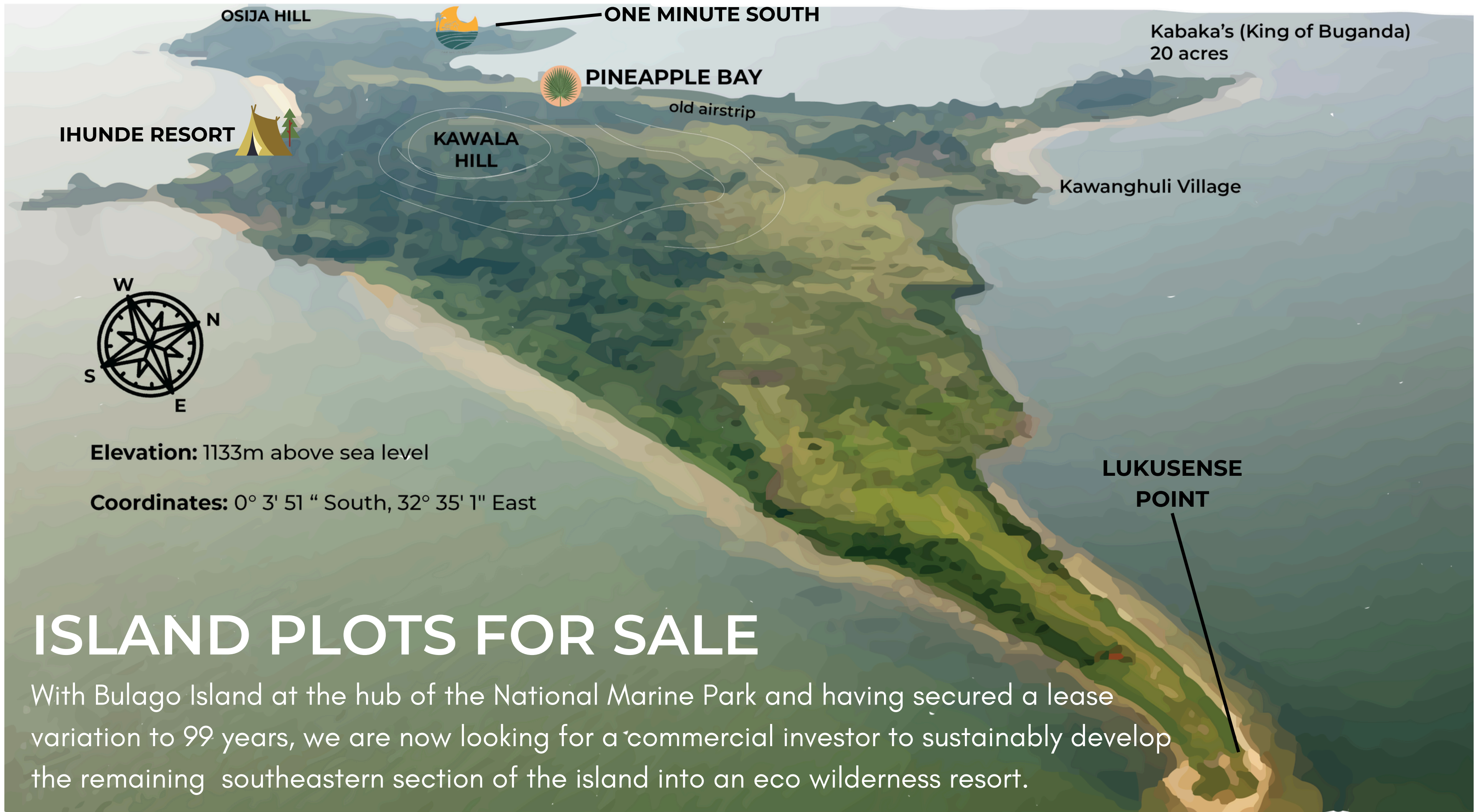
BIRD WATCHING SAFARIS

LODGES & RESTAURANTS

CHIMPANZEE SANCTUARY
ON NGAMBA ISLAND

MABAMBA BAY





ISLAND PLOTS FOR SALE

With Bulago Island at the hub of the National Marine Park and having secured a lease variation to 99 years, we are now looking for a commercial investor to sustainably develop the remaining southeastern section of the island into an eco wilderness resort.

NEW DEVELOPMENT OPPORTUNITY - LUKUSENSE POINT

To commence this project, LVSC has surveyed three prime beach front plots on the undeveloped southwestern shores of Bulago. Each acre has good elevation, mature tree coverage and golden sandy beaches.



COMMERCIAL PROPERTIES

There are three commercial properties on the island that offer accommodation, catering, boat cruises, holiday activities and event facilities.



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SCAN FOR SOFT COPY

