



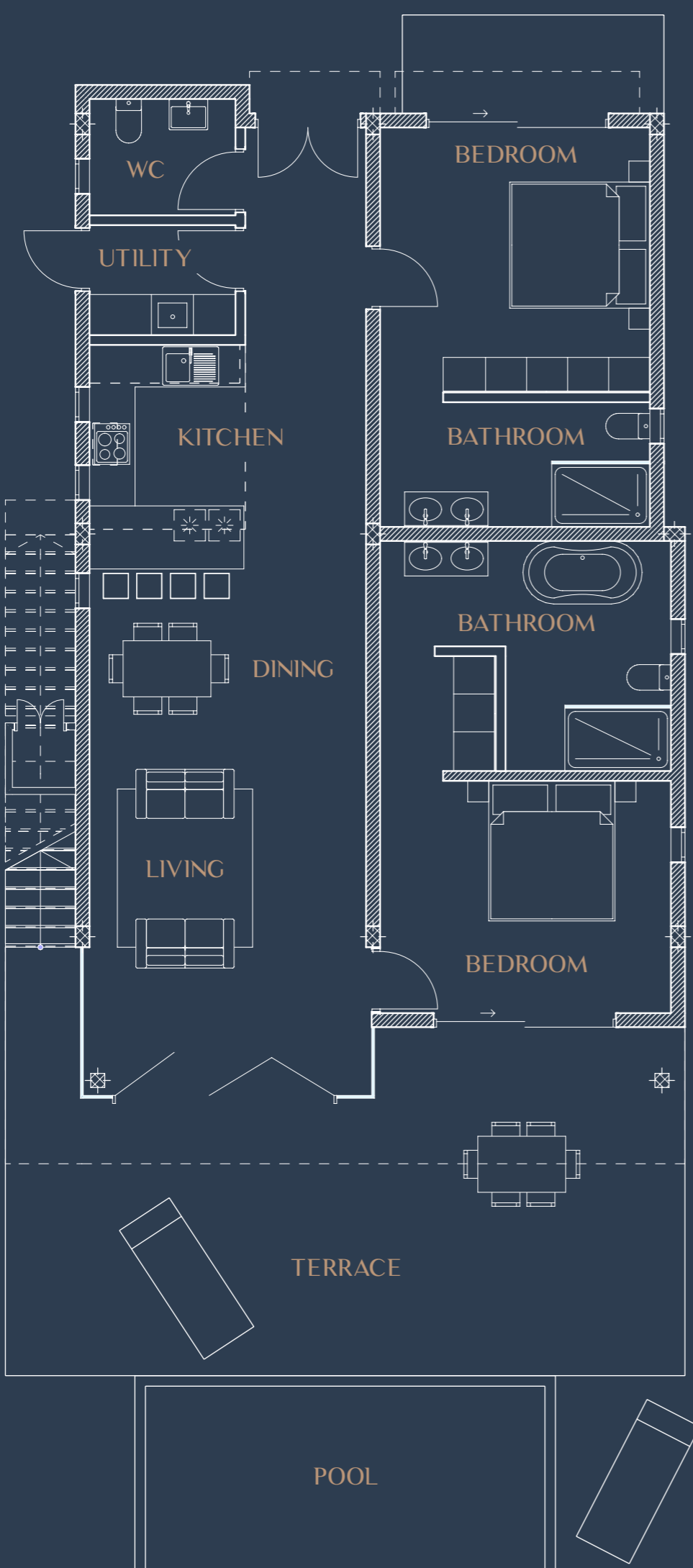
BLUE AMBER  
ZANZIBAR

# 2 BEDROOM POOL VILLA

2 BEDROOM 2 BATHROOM

FROM

197,125 USD



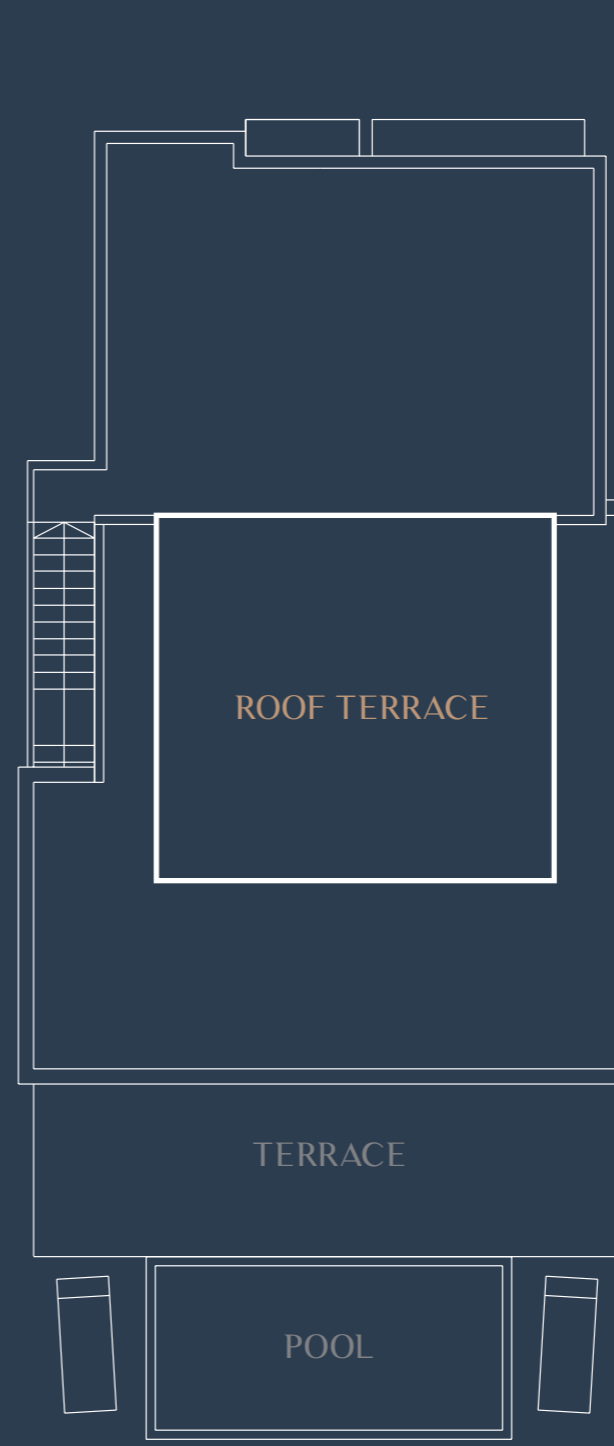
THE 2 BEDROOM POOL VILLA  
INCLUDES A ROOF TERRACE

Area (m<sup>2</sup>)  
37.0

| MAIN AREAS              |                        |
|-------------------------|------------------------|
| Name                    | Area (m <sup>2</sup> ) |
| Living area total       | 199.3                  |
| Living area inside only | 103.8                  |
| Balconies & terraces    | 95.6                   |
| <b>Total plot area</b>  | <b>450.0</b>           |

| GROUND FLOOR PLAN |                        |
|-------------------|------------------------|
| Name              | Area (m <sup>2</sup> ) |
| Bedroom 1         | 14.6                   |
| Bathroom 1        | 6.9                    |
| Bedroom 2         | 16.4                   |
| Bathroom 2        | 10.6                   |
| Living Area       | 32.4                   |
| Kitchen           | 6.0                    |
| Toilet            | 3.5                    |
| Utility           | 3.4                    |
| Circulation       | 10.0                   |
| <b>Total</b>      | <b>103.7</b>           |

| PLOT PLAN        |                        |
|------------------|------------------------|
| Name             | Area (m <sup>2</sup> ) |
| Terraces         | 52.9                   |
| Pool             | 18.0                   |
| Soft Landscaping | 218.5                  |
| Parking          | 17.3                   |
| Parking shade    | 14.7                   |
| <b>Total</b>     | <b>187.0</b>           |



## SPECIFICATIONS

### INCLUDED AMENITIES AND FEATURES

- The 2 Bedroom Pool Villa includes a roof terrace.
- AC in all the bedrooms, kitchen and living areas.
- Fibre internet connectivity.
- The kitchen includes finished worktops, cupboards, an oven, electric hob and extractor hood.
- Bathrooms come standard with sanitary ware.
- Villas include a pool terrace, landscaped garden and private 6 x 3 meter private swimming pool.
- External lighting to villa entrance, landscaped areas and the pool terrace.
- Solar hot water system, smoke detectors and fire alarms.



### OPTIONAL AMENITIES AND FEATURES:

Please get in touch with us about any of the below additional features you'd like to include in your villa:

- Kitchen appliances (Fridge, freezer, washing machine, dishwasher and tumble dryer).
- Move-in packages (FF&E, linen, crockery, cutlery, curtains or blinds, and feature light fittings).
- Interior design or furniture packages.
- Locally handcarved Zanzibarian front door.
- Outdoor shower.
- An upgraded pool size.
- Upgraded landscaping and irrigation systems.
- Upgraded lighting fixtures.
- Ceiling fans.
- Shaded car parking.

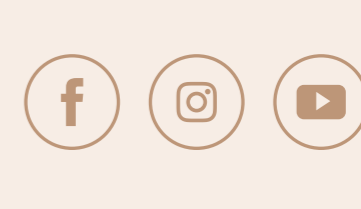


## PAYMENT PLAN

|          |  |
|----------|--|
| 5000 USD | <b>Exclusivity Reservation Payment</b><br>To be paid on or before the date of the reservation agreement                                  |
| 10%      | <b>First Instalment</b><br>On the effective date   |
| 40%      | <b>Second Instalment</b><br>Within 2 working days of commencement of the foundation works (as such date is notified to the buyer)        |
| 30%      | <b>Third Instalment</b><br>Within 2 working days of commencement of the works to the roof height (as such date is notified to the buyer) |
| 20%      | <b>Fourth Instalment</b><br>On the closing date  |



ADDRESS  
Pennroyal Ltd., P.O. Box 866, Stone Town, Zanzibar, Tanzania  
(Resort located in Matemwe District North A)



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