



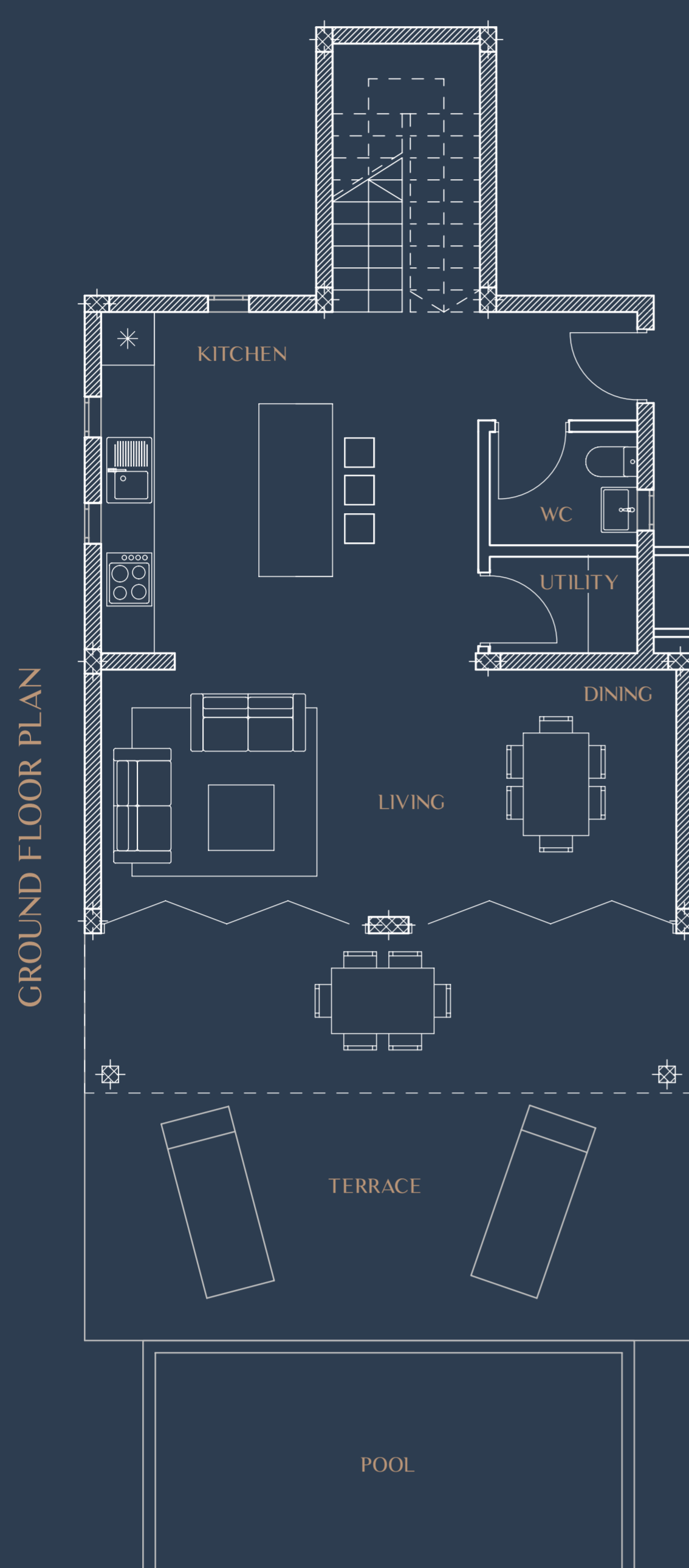
BLUE AMBER  
ZANZIBAR

# DOUBLE STOREY 2 BEDROOM POOL VILLA

2 BEDROOM 2 BATHROOM

FROM

201,020 USD



## MAIN AREAS

Name	Area (m <sup>2</sup> )
Living area total	156.5
Living area inside only	105.8
Balconies & terraces	50.7
<b>Total plot area</b>	<b>450.0</b>

## GROUND FLOOR PLAN

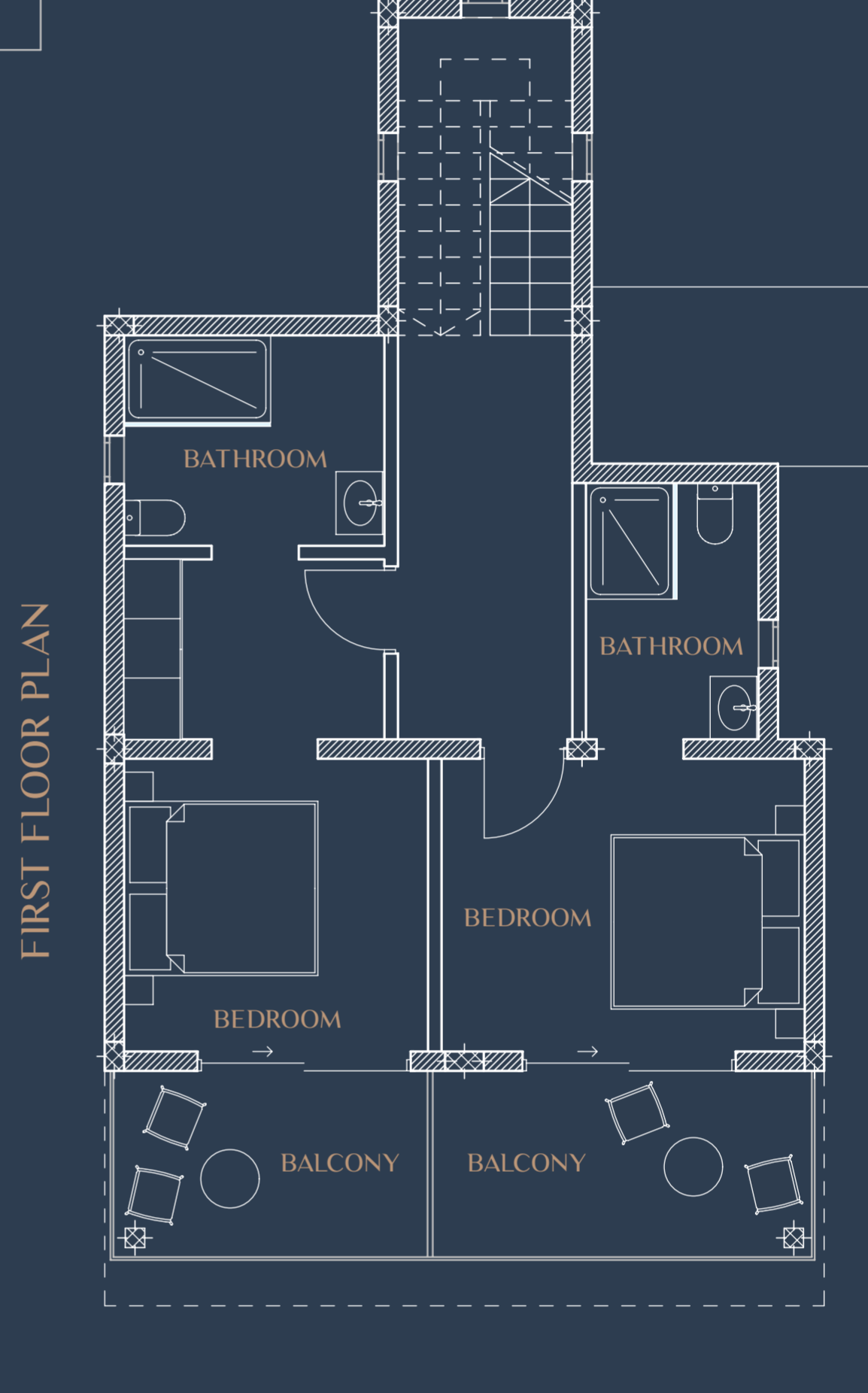
Name	Area (m <sup>2</sup> )
Kitchen	11.8
Living area	21.9
Toilet	2.5
Utility	2.0
Circulation	16.9
<b>Total</b>	<b>55.2</b>

## PLOT PLAN

Name	Area (m <sup>2</sup> )
Terrace	36.9
Pool	18.0
Soft Landscaping	293.4
Parking	20.2
Parking shade	14.7
<b>Total</b>	<b>118.0</b>

## FIRST FLOOR PLAN

Name	Area (m <sup>2</sup> )
Bedroom 1	11.9
Bathroom 1	4.9
Bedroom 2	14.4
Bathroom 2	6.0
Stairs	6.0
Circulation	7.5
<b>Total</b>	<b>50.7</b>
+ Balcony	13.8



## SPECIFICATIONS

### INCLUDED AMENITIES AND FEATURES

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



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

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