



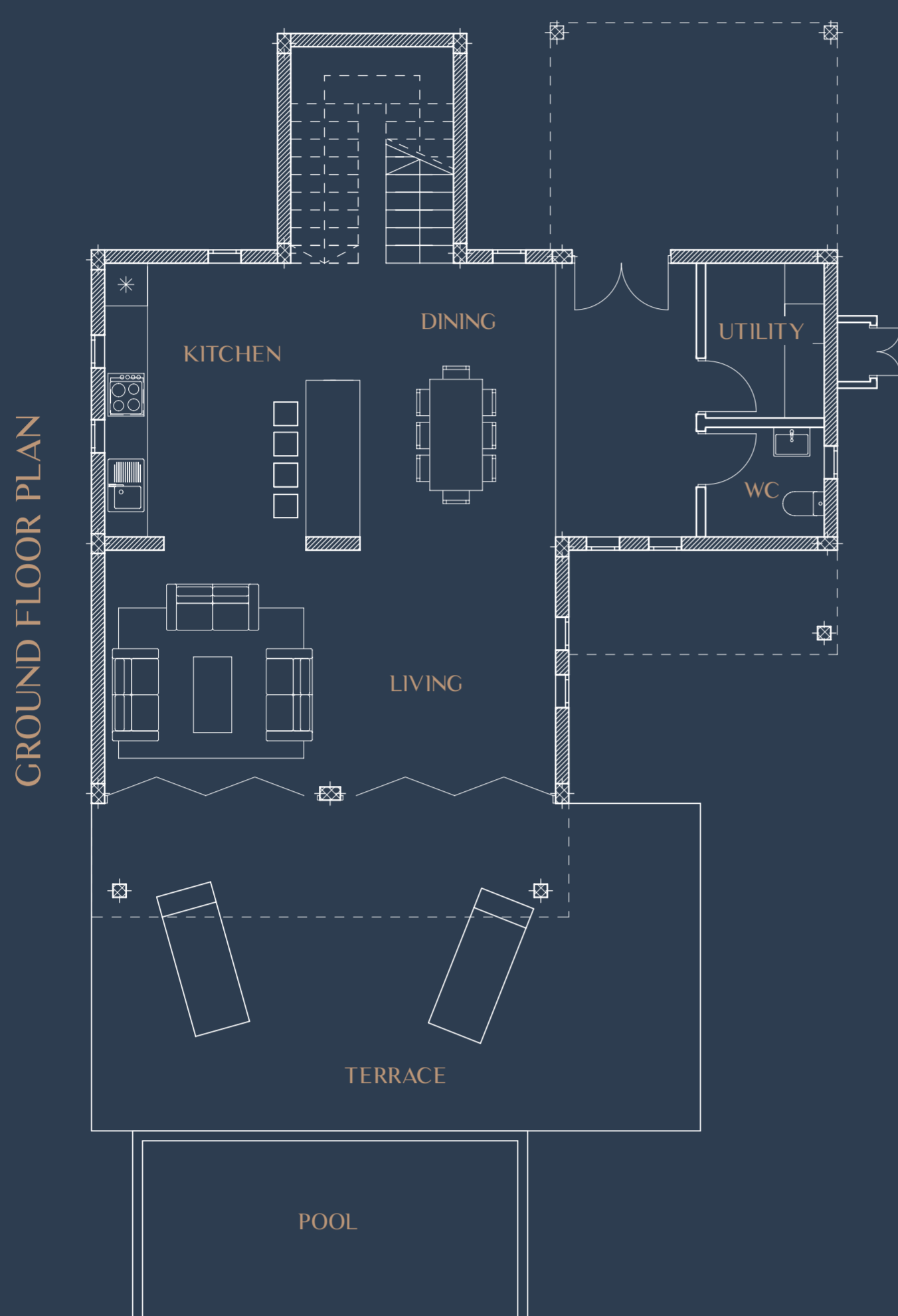
BLUE AMBER  
ZANZIBAR

# DOUBLE STOREY 3 BEDROOM POOL VILLA

3 BEDROOM 3 BATHROOM

FROM

318,649 USD



## MAIN AREAS

Name	Area (m <sup>2</sup> )
Living area total	230.8
Living area inside only	167.7
Balconies & terraces	63.1
<b>Total plot area</b>	<b>450.0</b>

## GROUND FLOOR PLAN

Name	Area (m <sup>2</sup> )
Kitchen	16.8
Living area	26.0
Toilet	3.0
Utility	4.3
Circulation	29.0
<b>Total</b>	<b>79.0</b>

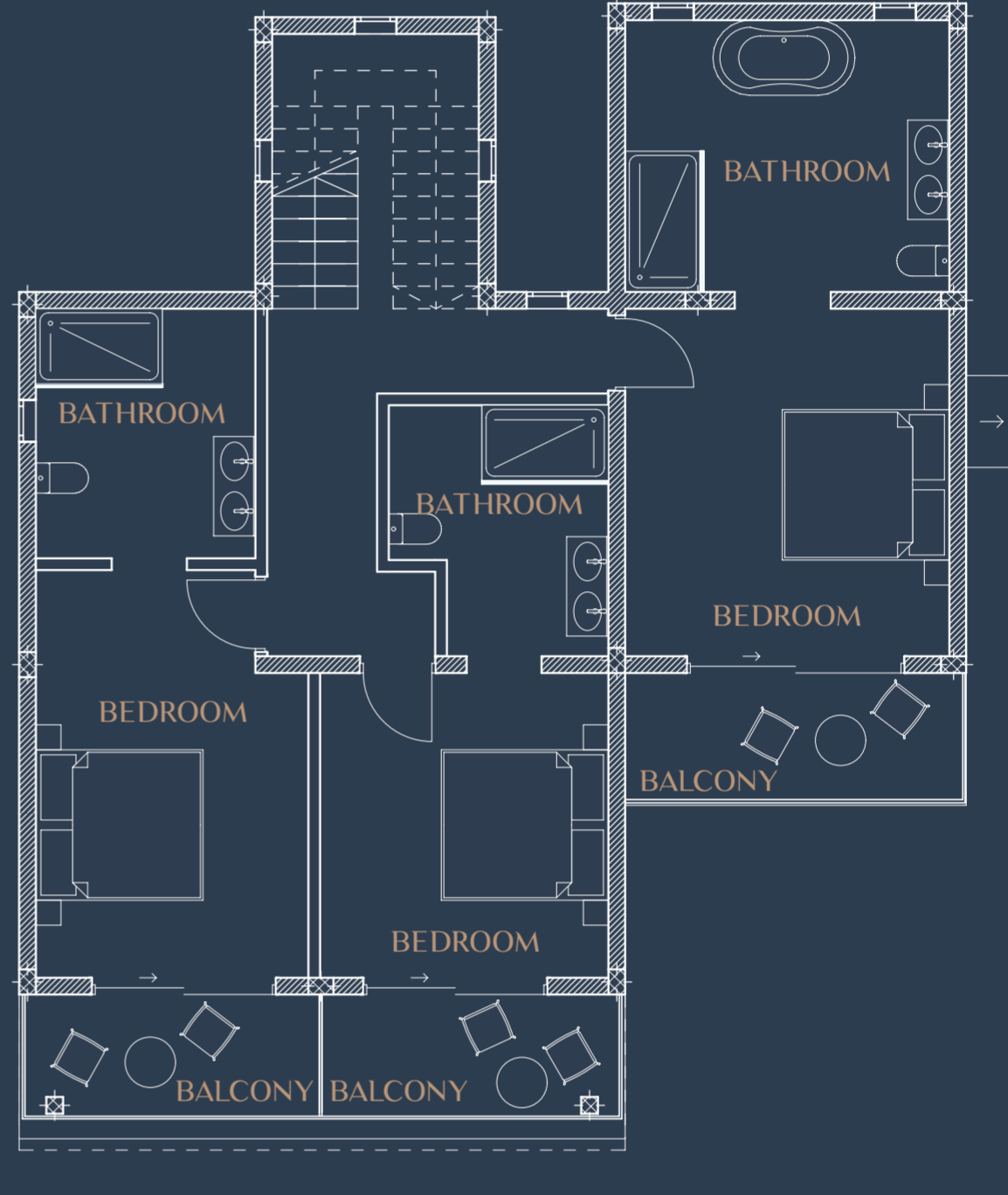
## PLOT PLAN

Name	Area (m <sup>2</sup> )
Terrace	46.1
Pool	18.0
Soft Landscaping	273.9
Parking	14.8
Parking shade	14.7
<b>Total</b>	<b>153.1</b>

## FIRST FLOOR PLAN

Name	Area (m <sup>2</sup> )
Bedroom 1	16.4
Bathroom 1	12.1
Bedroom 2	12.8
Bathroom 2	7.4
Bedroom 3	15.0
Bathroom 3	8.0
Stairs	8.1
Circulation	9.2
<b>Total</b>	<b>88.7</b>
+ Balcony 1	6.4
+ Balcony 2	10.6

FIRST FLOOR PLAN



## 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 **Exclusivity Reservation Payment**  
To be paid on or before the date of the reservation agreement

10% **First Instalment**  
On the effective date

40% **Second Instalment**  
Within 2 working days of commencement of the foundation works (as such date is notified to the buyer)

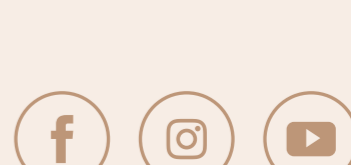
30% **Third Instalment**  
Within 2 working days of commencement of the works to the roof height (as such date is notified to the buyer)

20% **Fourth Instalment**  
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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### WEBSITE

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