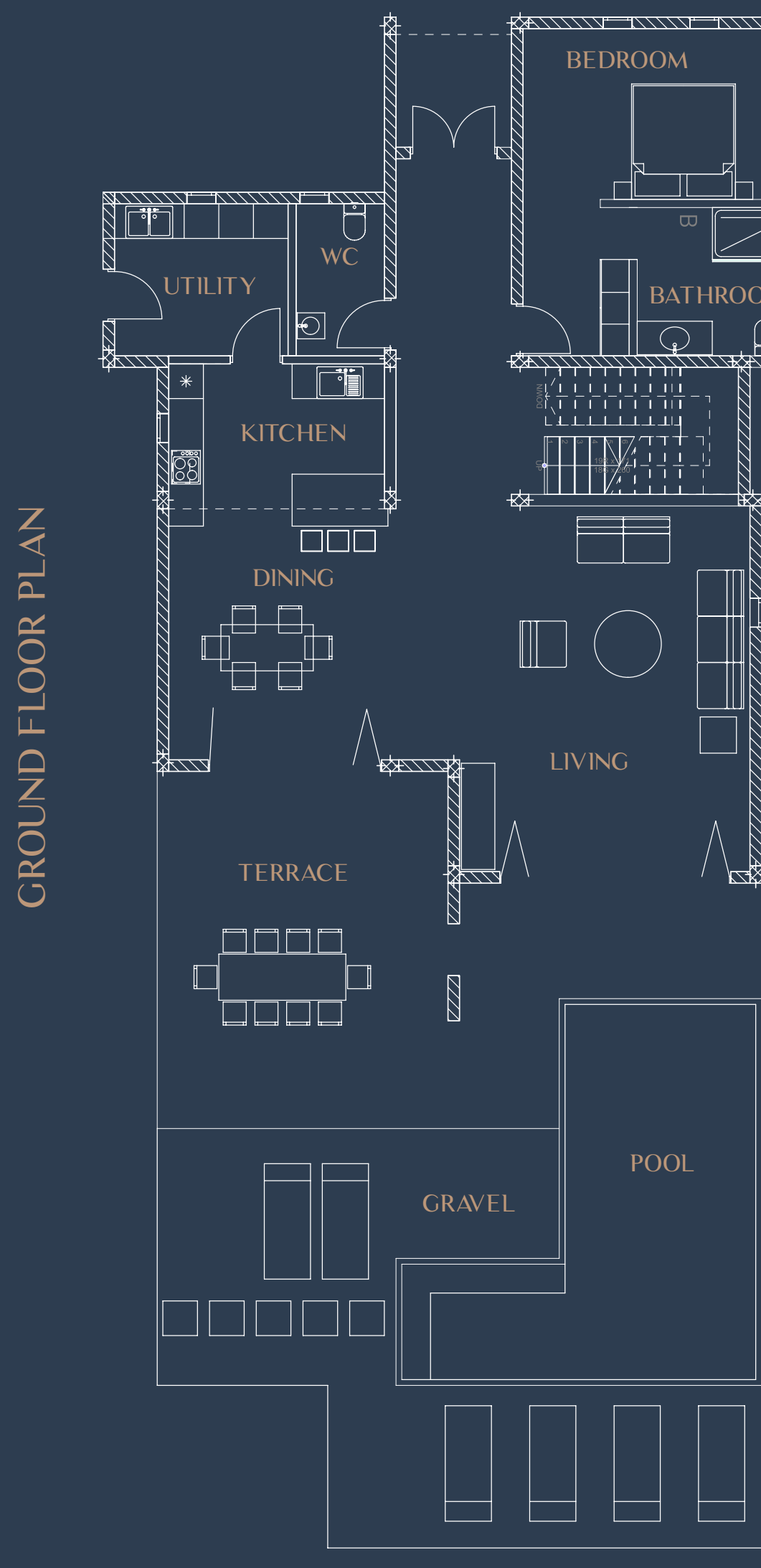




BLUE AMBER  
ZANZIBAR

# PREMIUM DOUBLE STOREY 4-BEDROOM POOL VILLA

4 BEDROOM, 4 BATHROOM  
FROM  
USD 470 000



## MAIN AREAS

| Name                      | Area (m <sup>2</sup> ) |
|---------------------------|------------------------|
| Plot area                 | From 540.0             |
| Living area - total       | 280.3                  |
| Living area - inside only | 225.6                  |
| Balconies & terraces      | 54.7                   |
| Swimming pool             | 29.7                   |

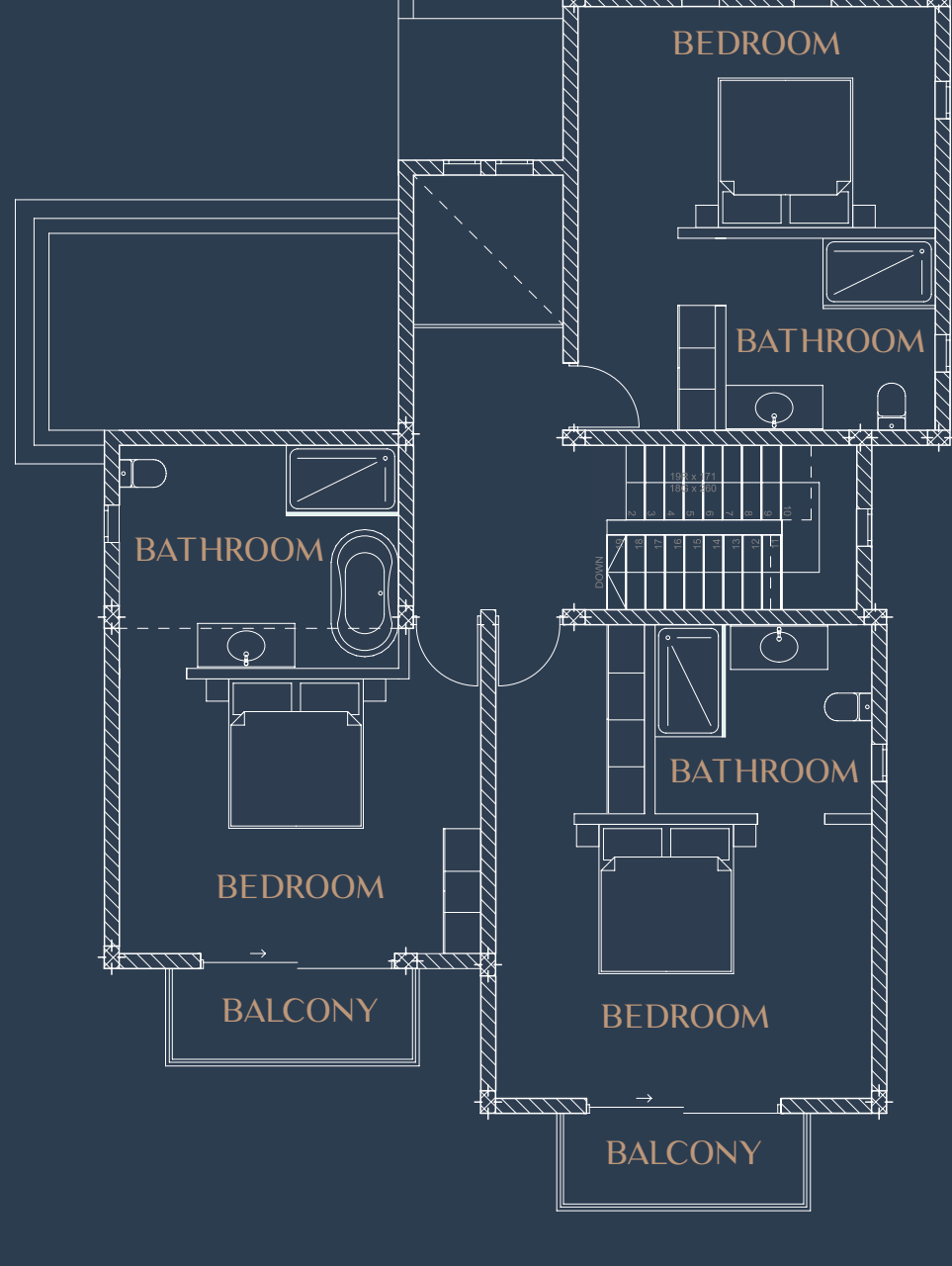
## GROUND FLOOR PLAN

| Name         | Area (m <sup>2</sup> ) |
|--------------|------------------------|
| Bedroom 1    | 19.1                   |
| Bathroom 1   | 7.2                    |
| Living       | 52.6                   |
| Kitchen      | 10.7                   |
| WC           | 4.0                    |
| Utility      | 7.9                    |
| Circulation  | 20.7                   |
| <b>Total</b> | <b>122.2</b>           |

## FIRST FLOOR PLAN

| Name         | Area (m <sup>2</sup> ) |
|--------------|------------------------|
| Bedroom 2    | 19.1                   |
| Bathroom 2   | 7.2                    |
| Bedroom 3    | 23.8                   |
| Bathroom 3   | 7.3                    |
| Bedroom 4    | 18.4                   |
| Bathroom 4   | 11.4                   |
| Stairs       | 7.4                    |
| Circulation  | 8.8                    |
| <b>Total</b> | <b>103.4</b>           |

## 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 29.7 m<sup>2</sup> 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.
- Ceiling fans.
- Shaded carport.



## 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 (this date will be communicated to the buyer)

**30%** **Third Instalment**  
Within 2 working days of commencement of the works to the roof height (this date will be communicated to the buyer)

**20%** **Fourth Instalment**  
On the closing date

**Mortgage facilities available with partner banks for Tanzanian citizens**



### ADDRESS

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

### PHONE

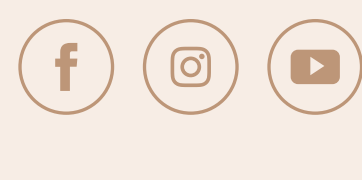
+255 779 55 99 66

### EMAIL

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### WEBSITE

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All images shown are for illustration purpose only. Actual products may vary due to design enhancement or availability of finishes.