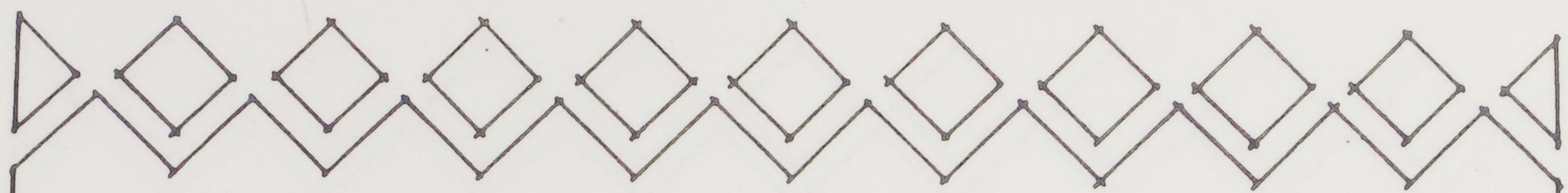


WMP/228/0001/25



43 JANGWANI BEACH



AN EXCLUSIVE BEACHFRONT RESIDENCE
WITH MAGNIFICENT INDIAN OCEAN VIEWS

DAR-ES-SALAAM

TANZANIA

R.

Spoken to Pat Nelson
of S.A.B. Communities
Affairs Office

Tel: (011) 881 8111

Braamfontein

To set a meeting
sometime next
week.

NmP/208/2001/



43 JANGWANI BEACH

An exclusive and spacious residence for family or organisation has been designed and constructed to meet the standards required by international commerce, Government and the diplomatic corps.

Situated on the beach-front in the suburb of Jangwani, the property enjoys idyllic sea views and access to pristine tropical beaches. It lies some twenty minutes drive from the city centre and is within walking distance of the White Sands Hotel.

The property comprises:

A) MAIN RESIDENCE on two floors:-

GROUND FLOOR LIVING AREA comprising:

- * Spacious "L" shaped lounge and dining room opening onto a friendly entertainment patio.
- * Guest WC.
- * Large fitted kitchen, pantry and dhobi.
- * Guest bedroom en-suite with built-in cupboards. Alternatively this facility can be used as a study or TV room.




43 JANGWANI BEACH

FIRST FLOOR BEDROOM AREA comprising:

- * Master bedroom en-suite with fitted dressing room and adjoining study. Alternative use as an apartment for teen-age/ adult family member, or guest, is a definite possibility.
- * Second main bedroom en-suite with fitted dressing room.
- * 2 family bedrooms with built-in cupboards.
- * A family bathroom/ WC.

All bedrooms are east facing and have access to a generous terrace complete with pergola and superb views of the Indian Ocean.

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B) SEPARATE STAFF QUARTERS comprising:

- * 2 rooms, kitchen and bathroom, all accessed from a secured entrance patio.



43 JANGWANI BEACH

C) GROUNDS including:

- * Perimeter walling enclosing the basic 1300 sq m plot PLUS an additional 1200 sq m of recreation and entertainment space with immense potential.
- * An "Askari" gatehouse.
- * Covered car port at the front entrance plus parking area for 4 vehicles, and potential for more if required.
- * A large ground level water tank ensuring an adequate back-up water supply.

D) SCHEDULE OF AREAS

- * The property comprises the following approximate areas:

ENCLOSED PLOT AREA

Basic Plot	- 1300 sq m
Open recreation area	- 1200 sq m
Ground Floor Patio	- 110 sq m




43 JANGWANI BEACH

BUILT UP AREA - MAIN RESIDENCE

Ground Floor	-	195 sq m
First Floor	-	170 sq m
First Floor Terrace	-	60 sq m

OTHER BUILT UP AREAS

Staff Quarters	-	47 sq m
Askari Gate House	-	6 sq m

E CONSTRUCTION FINISHES

- * Exterior of the building is generally 200mm blockwork, plastered and painted white with aluminium sliding windows and doors. Windows are fitted with aluminium mosquito gauze netting and are fully burglar proofed at ground floor level.
- * Red-tiled roof and colonial style terrace railings endow this modern home with an old-world texture.
- * Internal block walls are generally plastered and painted. One ground floor wall of coral rock extends into the garden to form a natural link between the living room and the entertainment patio.



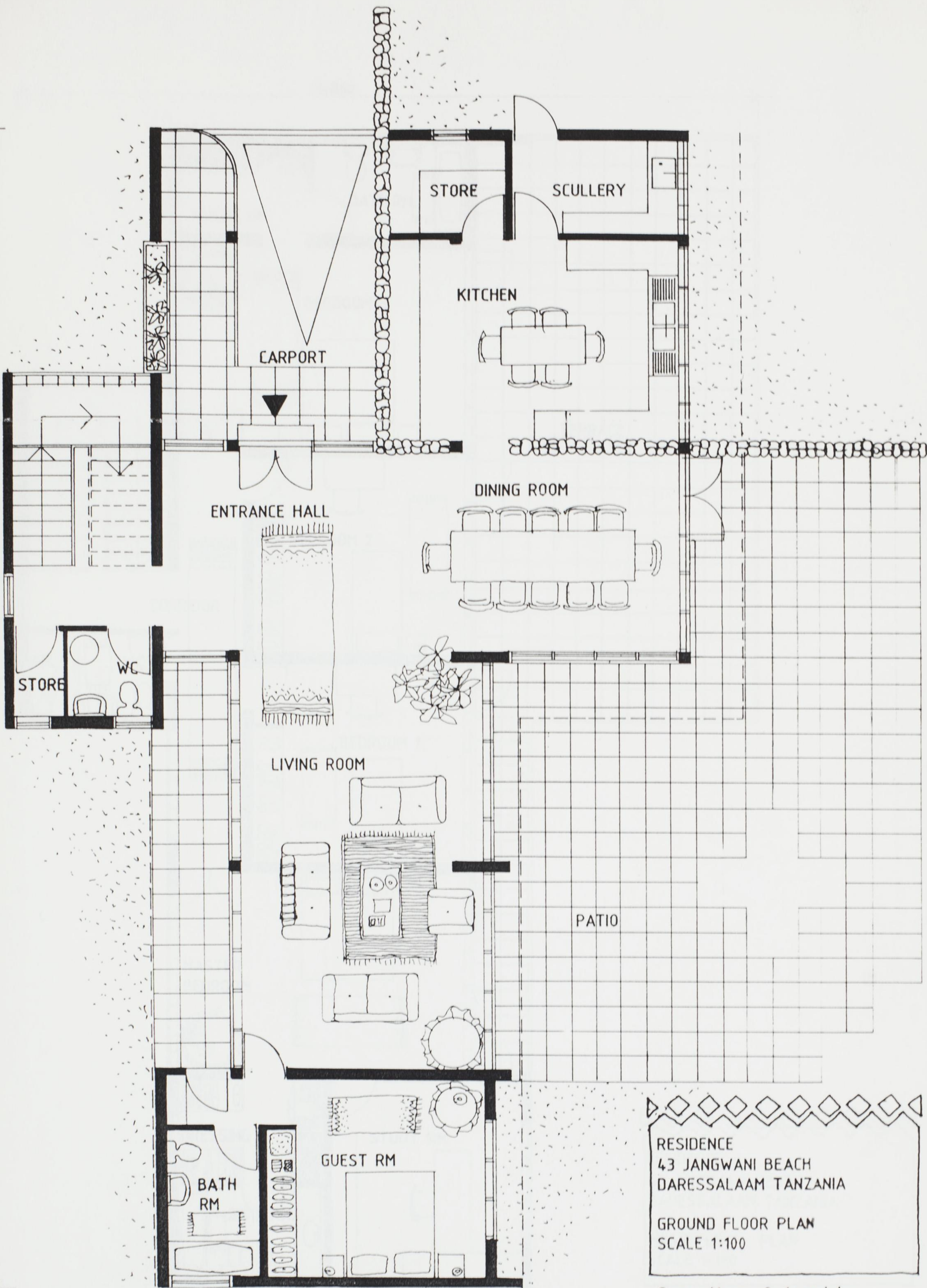

43 JANGWANI BEACH

- * All floors in the main residence are finished in ceramic tiles.
- * Kitchens, bathrooms and toilets are fully tiled.
- * First floor ceilings are finished in pine "tongue and groove" boarding.
- * All fitted cupboards are of hardwood.

A high standard of finishes and services has been provided to ensure optimal comfort and security for approved tenants. Windows are fitted with aluminium gauze netting and the design allows for cross ventilation.

Tenant improvements, including the provision of air-conditioning, will be left to lessees to implement but will be subject to approval. Landscaping improvements by the first tenants will be supported by the owners subject to negotiation.

**PROSPECTIVE TENANTS MAY OBTAIN
FURTHER DETAILS BY CONTACTING:**



RESIDENCE
43 JANGWANI BEACH
DARESSALAAM TANZANIA

GROUND FLOOR PLAN
SCALE 1:100

Sumar Varma & Associates

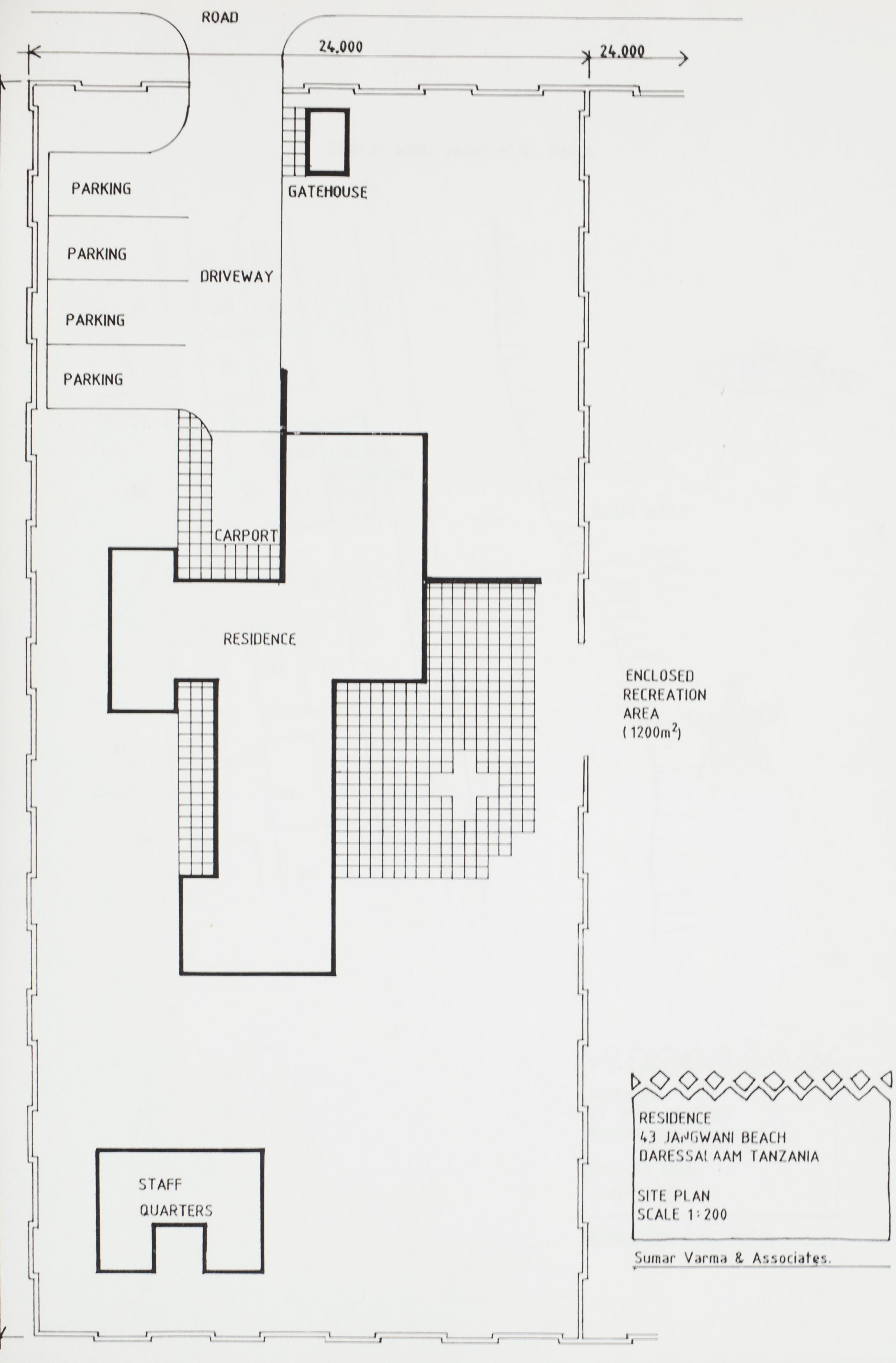
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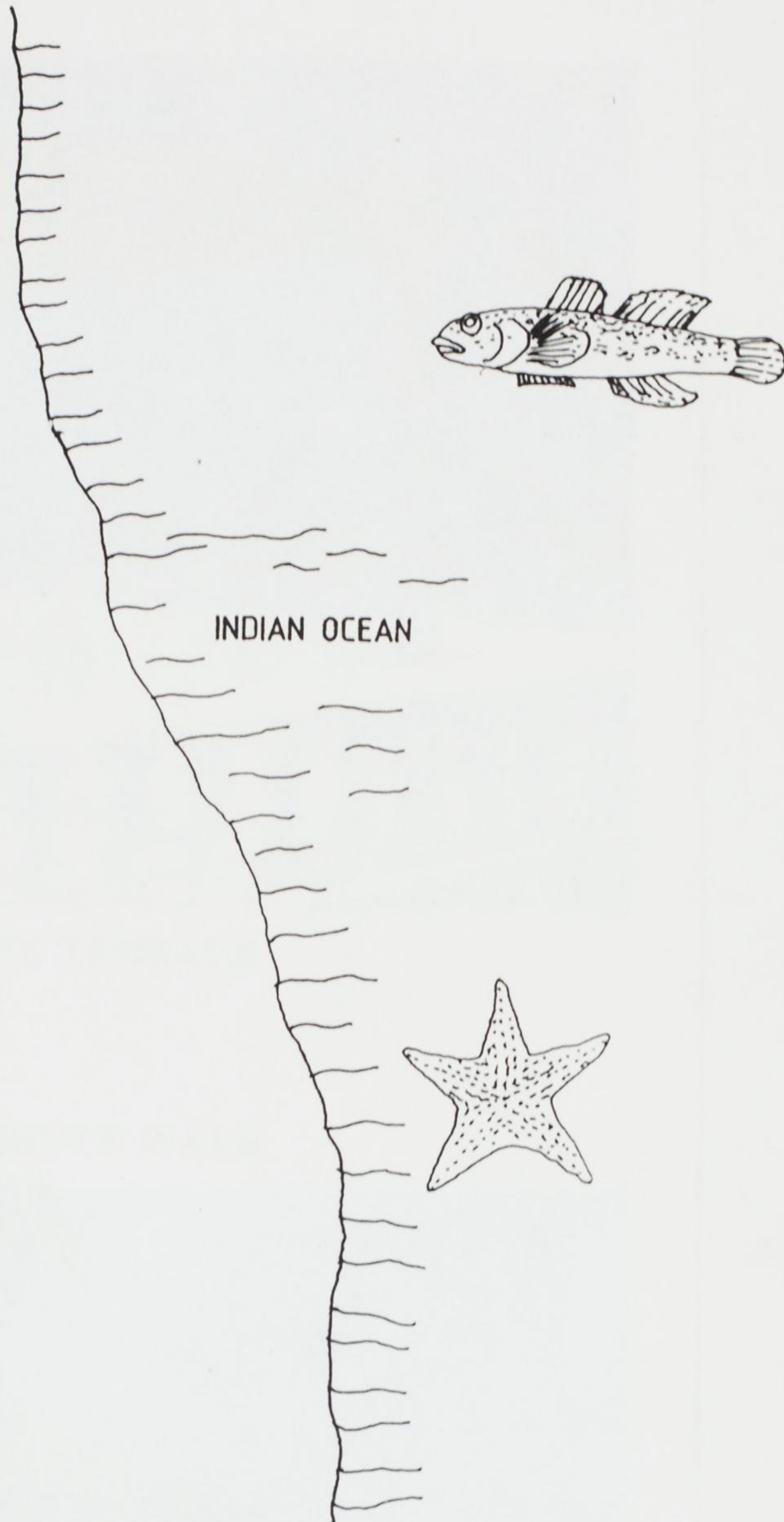
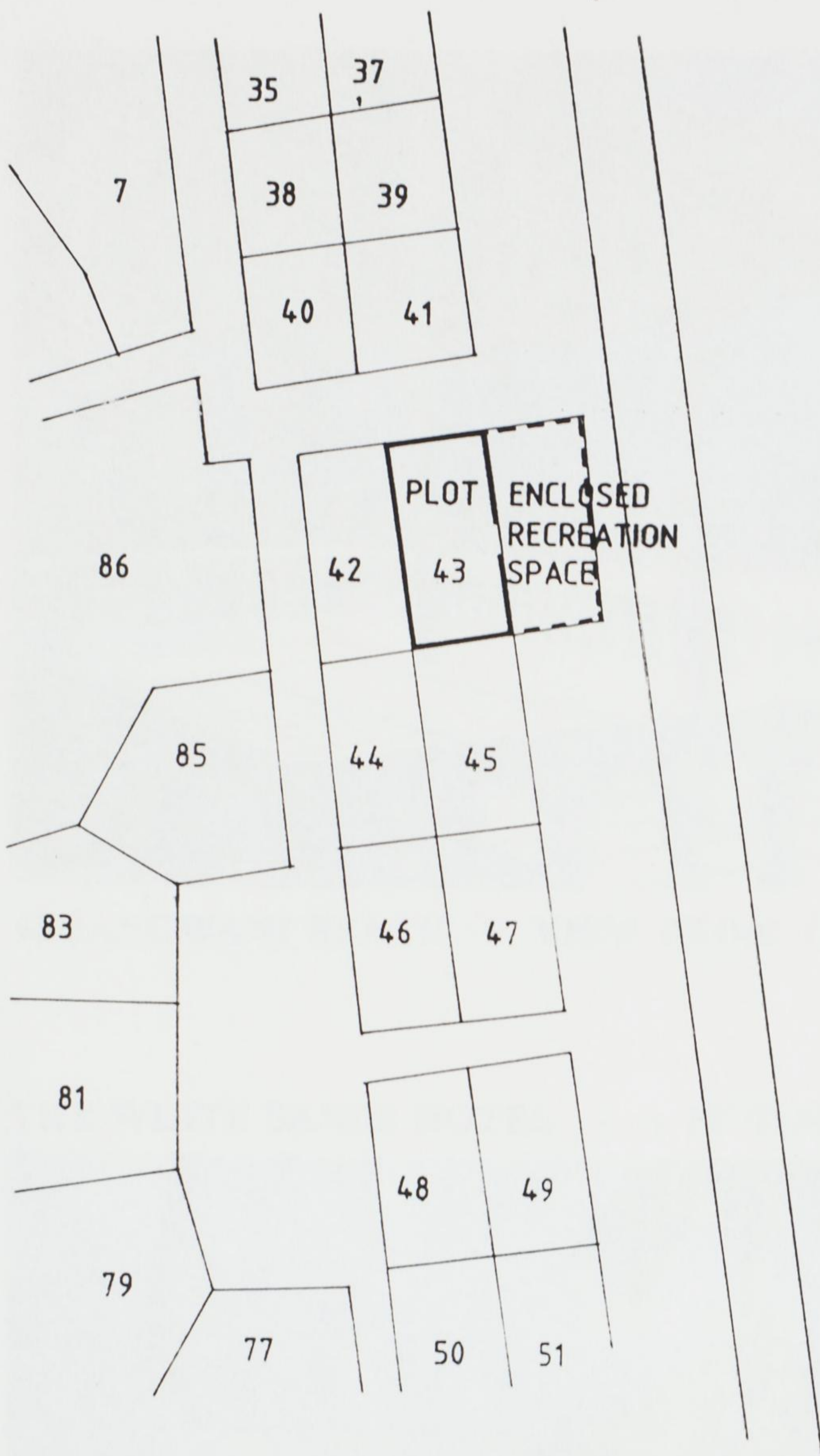
RESIDENCE
43 JANGWANI BEACH
DARESSALAAM TANZANIA

FIRST FLOOR PLAN
SCALE 1:100

Sumar Varma & Associates



ROAD TO WHITE SANDS HOTEL (700m)



RESIDENCE
43 JANGWANI BEACH
DARESSALAAM TANZANIA

LOCALITY PLAN
SCALE 1:2500

Sumar Varma & Associates



43 JANGWANI BEACH - VIEW FROM THE TERRACE

THE WHITE SANDS HOTEL - A FIVE MINUTE WALK



