

THIS IS A SPECIALIZED, UNIQUE PROPERTY WHICH IS ONE OF ITS KIND IN RWANDA

-THE QUALITY OF CONSTRUCTION MATERIALS AND LEVEL OF WORKMANSHIP IS HIGH CLASS AND MOST OF THESE MATERIALS ESPECIALLY FINISHES WERE IMPORTED ABROAD FROM EUROPE, ISRAEL, SOUTH AFRICA, KENYA AND UGANDA. -THIS REFLECTS WHY THE CONSTRUCTION COST PER UNIT IS TOO HIGH COMPARED TO THE CONSTRUCTION RATES IN THE LOCAL MARKET AS THIS RATE COMPRISES OF COST OF MATERIALS, TAXES, TRANSPORT COSTS AND LABOUR COST.

The whole property is offered completely furnished, except personal belongings, tools and including:

- Sailing boat, Leisure 22 ft, with outboard engine, 15 HP Mercury 4 stroke
 - Motorboat, Dart 375, aluminum, with Bimini, outboard engine Yamaha, 15 HP 2 stroke
 - Catamaran, ready to sail - Racing sloop 505, ready to sail - Motorcycle, off road, Suzuki, DR 250, 4 stroke, electric start
 - Motorcycle, off road, Suzuki DRZ 400, 4 stroke, electric start
 - Motorcycle, off road, Honda XR 400, 4 stroke, kick start
- All in perfect, well maintained, good working condition-----

1. The Main Residential House

The gross built up area measures approximately **247.50 square meters** as follows:

Main Part 148.00 square meters

Front Verandah 59.50 square meters

Rear Verandah 40.00 square meters

Total 247.50 square meters

2. The Guest House

The gross built up area measures approximately **166.80 square meters** broken down as follows:

Main Part 96.00 square meters

Front Verandah 46.80 square meters

Rear Verandah 24.00 square meters

Total 166.80 square meters

3. The Domestic Quarter

The gross built up area measures approximately **78.10 square meters** broken down as follows:

Main Part 49.60 square meters

Front Verandah 28.50 square meters

Total 78.10 square meters

4. The Store House

The gross built up area measures approximately **8.40 square meters**.

5. The Workshop/Garage

The gross built up area measures approximately **82.15 square meters** broken down as follows:

Workshop 41.50 square meters

Garage 40.65 square meters

Total 82.15 square meters

6. The Green House

The gross built up area measures approximately **67.00 square meters**.

7. The Swimming Pool. Over Flow type - Kidney Shape

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