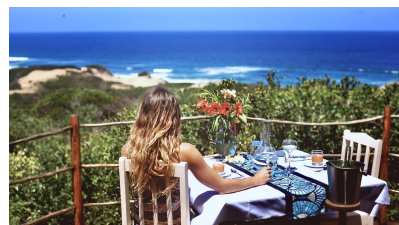


Ref: G0101

## Unique Eco lodge beachfront resort in Mozambique

**600,000  
EUR**



**Investment type :** For sale

**Price in Euros :** 600,000 EUR

**Country :** Mozambique

**Property type :** B&B

**Price in US  
Dollars :** 618,557 USD

**Year built :** 2012

**Bedrooms :** 7

**Condition :** Turnkey

**Restaurants :** 1

**Hotel area :**



Outstanding location facing the Indian Ocean and its winter Humpback Whales breeding colony, the lodge is built on the secondary dunes and is nested in the coastal forest (a bird watchers paradise), surrounded by virgin coastal woodland,

Offering 8 all inclusive tented luxury suites & bungalows overlooking the aquamarine waters of the Indian Ocean on a private conservation plot.

The establishment has an excellent reputation (particularly for its high quality Franco-Mozambican cuisine and its personalized services) in the opinion of its Maputo's clientele and the international guests.

The land covers 80 hectares in the shape of a strip of 2 km length and 500 meters width. This land goes from the Indian Ocean to the lake . The eco-lodge itself is built over 5 hectares facing the Indian Ocean.

Accommodation:

- **BUNGALOWS:** 3 en-suite luxurious bungalows with ocean view (around 50 meters from the core part). Each bungalow is equipped for two persons and built as a roundavel with a spiral roof to incorporate a part of the private terrace.
- **BUSH CAMP:** The bush camp is stretched over 4000 m2 of virgin sand forest. It is located 100 m from the reception.
- 4 tents (bow tent 3X3 m) pitched on 7.4 x 3.3 m wooden platforms (25 m2) These tents are equipped either with one double bed, two single bed or two camp bed. On the private terrace: two chairs, two cushions and a coffee table.
- 1 Luxury tent: A 4mX4m tent on wooden platform with a reeds roof with king size bed, shelves and outdoor sofa. This tent has its own sink, outdoor hot shower and covered toilets (3 electrical plugs).
- **STAFF CAMP:** 10 dome tents (3X3) with 2 single mats, 4 sheets, 2 pillows and 2 blankets each 2 showers (one for men one for women) with hot shower
- 35 m2 covered dining area with gas stove 35 m2
- Tour guide tent: A 3mX3m tent with a single bed.

• **MANAGEMENT COUPLE HOUSE:** A 20 m2 room with a double bed, shelves, desk, outdoor hot shower and covered dry toilets

**EXTRA BUILDINGS:**

- A reception (40 m2 and 10 electrical plugs): rest room, desk, boutique
- An office (20 m2 and 8 electrical plugs): internet access, safe and 1st aid
- A naturally shaded sea view patio (225 m2, 2 electrical plugs and 20 lights): 2 tables, 8 chairs, 3 hammocks, 4 sofas and 3 coffee tables
- A sea view restaurant (71 m2, 6 electrical plugs): 6 tables and 20 chairs
- A wooden terrace (27 m2, 1 electrical plug) overlooking the Indian Ocean: 1 table, 4 chairs
- A bar (33 m2, 10 electrical plugs): 3 bar chairs, one sofa, one coffee table, 4 armchairs, 1 fridge, one basin with hot water
- A kitchen (61m2, 14 electrical plugs) with central gas distribution (2 X 45 kg gas bottle) and 5 sinks. For kitchen, bar and restaurant gears refer to annex 1)
- A back kitchen with dry storage (16 m2), staff toilets (men and women), gas storage, petrol lamp storage, rubbish area and cleaning material and pillow/ duvet storage.
- A conference room (32 m2, 8 electrical plugs and one basin) hosting up to 22 persons in a round shape
- Common toilets (18 m2, 4 electrical plugs): two for women and two for men with hot water basins.
- Natural sandy terrace with a fire place and its cisal bed, 1 sofa, 2 armchairs, 2 coffee tables, 3 H.

### **EXPANSION**

The project has been approved by the Mozambican Government for 10 Luxurious bungalows therefore on the principle 7 more bungalows can be built without asking any permission. With 80 hectares there is also plenty more space

Infrastructures already there:

During the construction phase, the owners and builders have been investing a lot on underground services. Thus, there are already in place water pipes, sewer pipes and electrical cable for extra 4 bungalows. Also, the bush camp underground services and location can be easily used and converted into 3 more bungalows (all as per the initial plot plan).

### **Relation with the community:**

Last but not least, the relations with the communities around are extremely good, easy and simple. Employing only people from the neighboring villages, buying as much as possible from the locals (fish, seafood, vegetables and fruits), being largely involved in the primary school development (we focused on improving the working conditions by several construction, by financing school material, by developing a library etc..) created not only fair relations but also a strong and natural protection from ill-intentioned acts. The lodge is extremely well seen in the village.