





LOCATION & FEATURES

Our Arena Views Villas will be located in Sifoe, which is located near to the Gambian Riverbank bordering Senegal. This beautiful sunriched area has a great sandy beach which is ideal for anyone wanting to enjoy their best life by the waterside. There will be an array of activities, which includes, River Boating, Horse Rides & Donkey Rides, Beach Parties, Barbeques Parties, Glow Stick Aerobics, Volleyball, Camp Fire Cookouts, Shisha Parties, Body Massages, Spa Treatments and much more.

In addition, all Visitors & Residents will be able to enjoy the many Concerts, Festivals and Sporting events that we will be hosting throughout the year with their family and friends.





We intend to build 250 x3 Bedroom Villas, which will be located within a 10 minute walk from the main arena. This part of our Arena Views development will have more of a residential look but will still be ideal for those wanting to rent out the property to local visitors and oversees tourists.

Each bedroom will have an ensuite with His and Her wash basins, together with a Bath plus Shower Room. In addition, all bedrooms will have sliding double doors leading onto a Paved Patio and grassed garden, which will ensure that every room has adequate lighting & extra ventilation.

Our villas will also have a very large Roof Terrace with a cool mini bar, which will be ideal for barbeques and roof top parties.

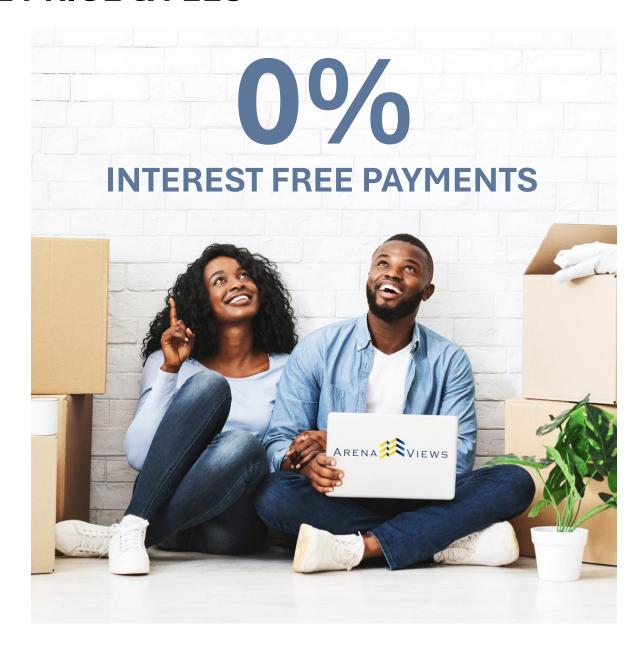
PURCHASE PRICE & FEES

The total purchase price for our Arena Views Villas is £81,000 or \$108,000, which is under the recommended valuation given by DJS Estate Agents, who are based in The Gambia and well respected in the region. Plus, an extra £4,000 or \$5,300 to cover Agent Fees and £0,000 or \$0,000? To cover Solicitor Fees.

You will need to pay a 20% Deposit to purchase one of our villas, which totals £16,200 or \$21,500, together with the Agent Fee and Solicitor Fee.

This sum can be paid over x3 Monthly Installments. The first payment will be £5,400 or \$7,200, plus £4000 or \$5,300 Agent Fee and the Solicitor Fee of £0,000 or \$0,000?, Totaling £0,000 or \$0,000? The remaining x2 months for the deposit will be £5,400 or \$7,200.

The remaining balance to pay for the property, will be £64,800 or \$86,000, which will only be payable upon completion of the property. You can choose to pay this sum in one payment or over x12 months interest free. **IMPORTANT**. We do not offer mortgages, so you will need to arrange your own if needed.







ANNUAL SERVICE CHARGE

There will be an Annual Service Charge of £270 to cover the maintenance cost of keeping the entire area around the development in good order. This will include Road Cleaners, Gardeners, Security Personal, Ambulance and Fire Personal, Road Maintenance, Rubbish Disposal, Street Lighting, Property Maintenance, Security Cameras.

These services are vital to ensure your property is always maintained at the highest value and that all residents and visitors are kept completely safe.







RENTING TO OTHERS

If you are planning to rent your villa to others, we highly recommend that you should ALWAYS charge them an upfront Damage Deposit of at least £500 upwards, depending on what type of furniture and furnishings you decide to install, which should only be returned to them once they have vacated the property, and after it has been properly inspected.





STRUCTURAL REPAIRS

All external and internal Structural Damage done to the property, that has not been caused by yourself or by any person or persons that you have rented the property to, will be covered by Arena Views for x5 Years, after which it will become the sole responsibility of yourself to carryout any necessary repairs needed.

PROPERTY SPECIFICATIONS: TOTAL PLOT AREA 23m x 13m

BEDROOM

All 3 bedrooms are equal in size and has a Ceiling Fan, plus Sliding Doors leading to Patio & Garden area. Each ensuite has Twin Sinks, Bath & Shower.

- . Bedrooms Size 7m x 3.2m
- . Contains Ensuite 2m x 2.5m
- . Bedroom Windows 1.2m x 1.2m
- . Sliding Doors 2.1 x1.8

LIVING ROOM

This spacious living room has a sliding side door leading to the left side walkway of the villa, also giving access to the garden area, x2 Ceiling Fans, 5 LED Ceiling Lights and Guest Toilet.

- . Living Room 10m x 5m
- . Living Room Windows 1.2m x 1.2m
- . Sliding Doors 2.1 x1.8
- . Guest Toilet 1m x 1.5m

KITCHEN

The kitchen has an Extraction and Ceiling Fan, x3 windows plus adequate Modern Cupboard Spaces and Kitchen Draws.

. Kitchen Area 7m x 3m

GARDEN

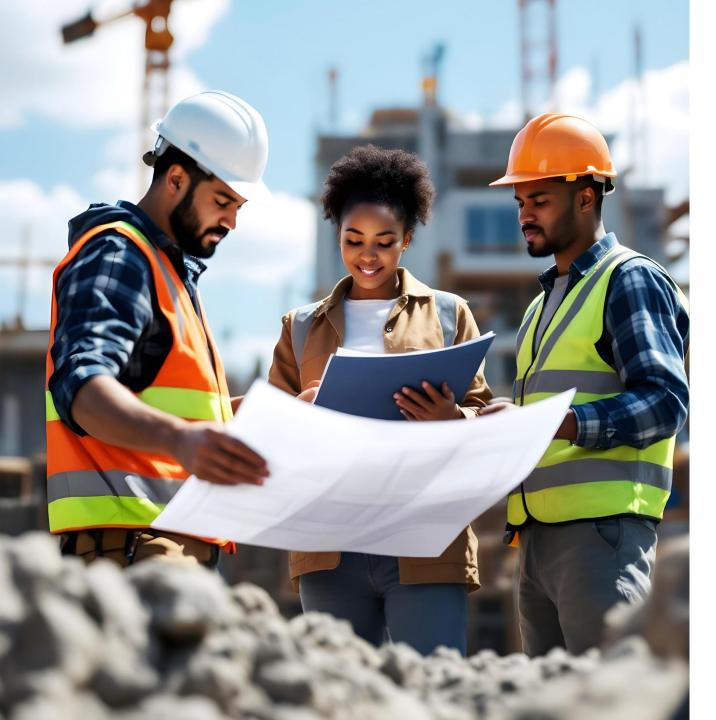
The garden has a Paved Patio outside all three bedroom doors, which is ideal for those breakfast mornings, plus a grassed off garden area also.

- . Total Garden Size 10m x 3m
- . Contains Patio Area 1.5m Depth

OTHER AREAS

- . Driveway with a Roof Stairway 7m x 3m.
- . Walkway on Left & Right Side Of Villa 1.5m



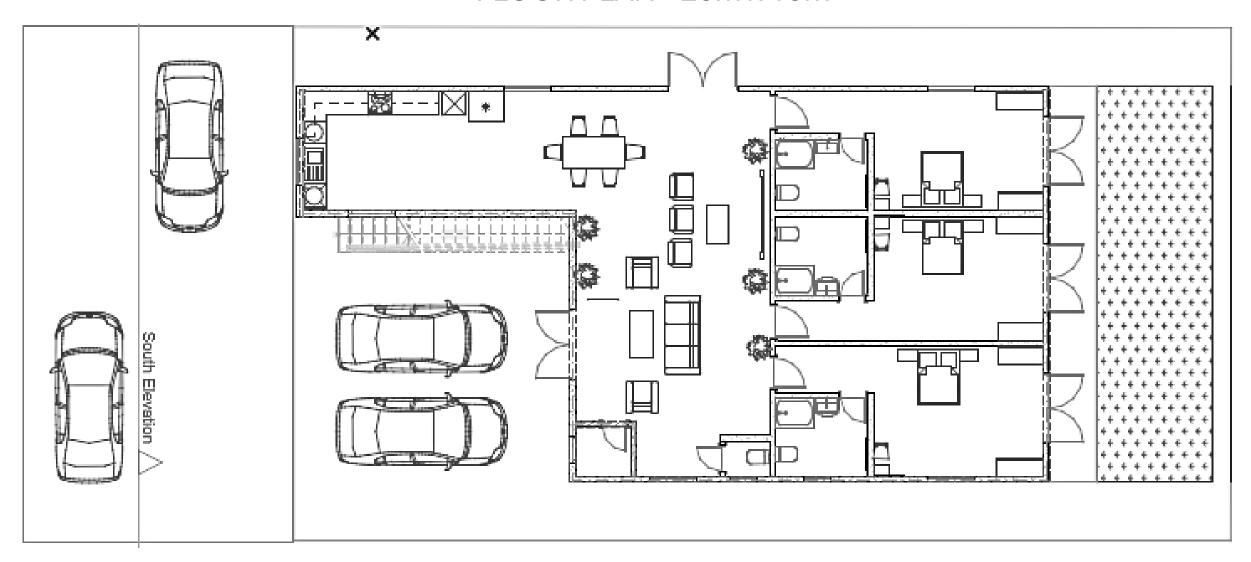




Our Arena Views Villas will be built simultaneously to our Concert Venue and Apartments Blocks. This can easily be achieved due to the large low-cost local work force that we will be acquiring, which will be overseen by the head of our architectural team Mr Ebrima T Jaiteh, who has over 30 years experience in the sector and has worked on many large Gambian projects, which includes apartment blocks, mosques, office blocks, Shops and the new highway road system across the country.

The estimated completion date for our Aena Views Villas is the final quarter of 2027. Once again, this can be predictively achievable due to the very large work force onboard, plus the entire development area being on very flat land, without too many trees and plants to clear.

FLOOR PLAN - 23m x 13m



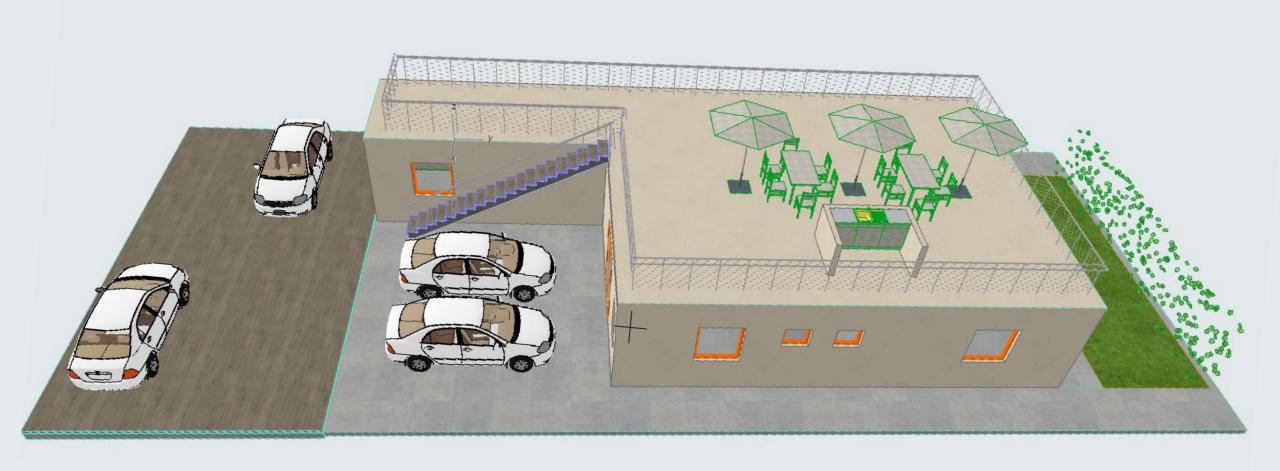
3D FLOOR PLAN - 23m x 13m







3D ROOF & FLOOR PLAN - 23m x 13m



ZOOMED 3D ROOF PLAN



