

Business Opportunity Explainer

Have you always wanted to have a hotel/apartment block that rent out well and that yield good returns?

Now you can. We can truly call this a unique opportunity. Rarely do we get an object like this for sale.

Nice apartment hotel. Well maintained. Existing clientele. In The Gambia, a beautiful country in development. They call it the Smiling Coast and it is true. People do smile all day long. Gambians are wonderfully happy people who are fully engaged in developing their country.

In Kololi, centrally on the coast, a complex with 8 studio apartments and 4 larger apartments is now for sale.

Amaris Garden Apartments Kololi



GAMREALTY BUYERS SUPPORT

GamRealty guides you during the buying process, acquiring the required paperwork and documents to become the new owner of this property

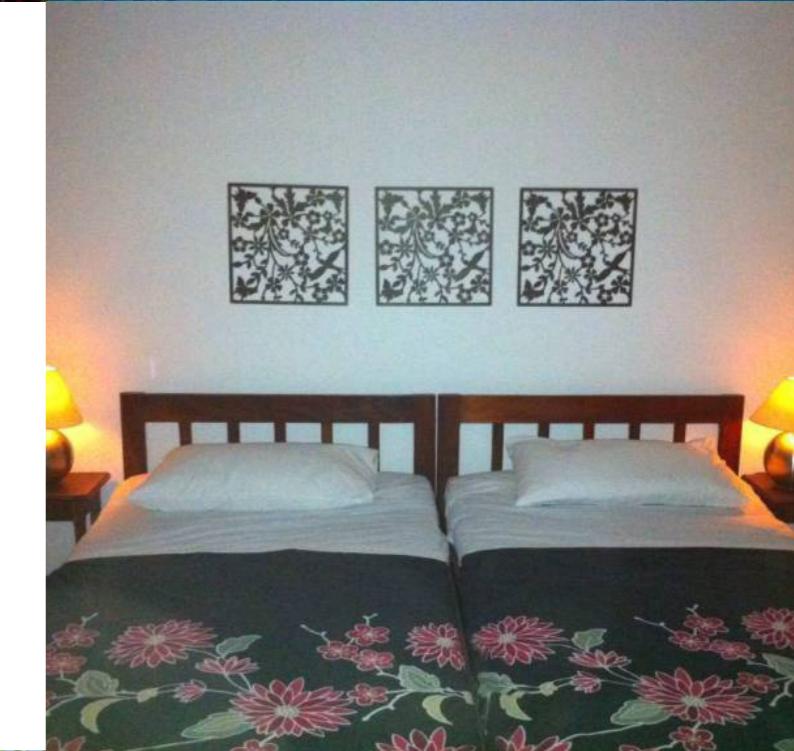
CAREFREE PROPERTY BUYING



A WELL MAINTAINED APARTMENT COMPLEX

A popular well situated and maintained 'modern' apartment complex for sale in Kololi, The Gambia. The garden apartment complex is located within the heart of Kololi, a 10-minute walk or short taxi ride to the popular tourist area of Senegambia and Kololi beach.

BUILD 2014



POPULAR LOCATION YEAR ROUND

Holiday, business and domestic tourists find their way to Amaris Garden Apartments year round and appreciate the quiet setting and dedicated staff.

HIGH BOOKING RATE

Popular rental property for sale

Exclusive Sales Agent

GAMREALTY CAREFREE PROPERTY BUYING

Office

Senegambia Highway, Bijilo, The Gambia

(behind ECOWAS building)

Phone +220 7107606 | 2696613 | 7678846

info@gamrealty.com | www.gamrealty.com

A Profitable Long Term Investment

THE BUSINESS CASE:

**Building in 2014. Expanded in 2019.
So everything is almost new.**

**Swimming pool – beautiful garden – bar
Investment 369,000 euros (asking price)**

PROPERTY DETAILS

- ✓ 8 studio apartments
- ✓ 2 one-bedroom apartments
- ✓ 2 two-bedroom apartments (each with two master bedrooms)
- ✓ Bantaba bar
- ✓ Swimming pool (being constructed)
- ✓ Lush Garden
- ✓ Outside toilet for workers
- ✓ Back-up Generator
- ✓ 2 separate cash power meters for the whole building.
- ✓ 24 hr security – CCTV
- ✓ Well located in tourist area (Senegambia)

Exclusive Sales Agent

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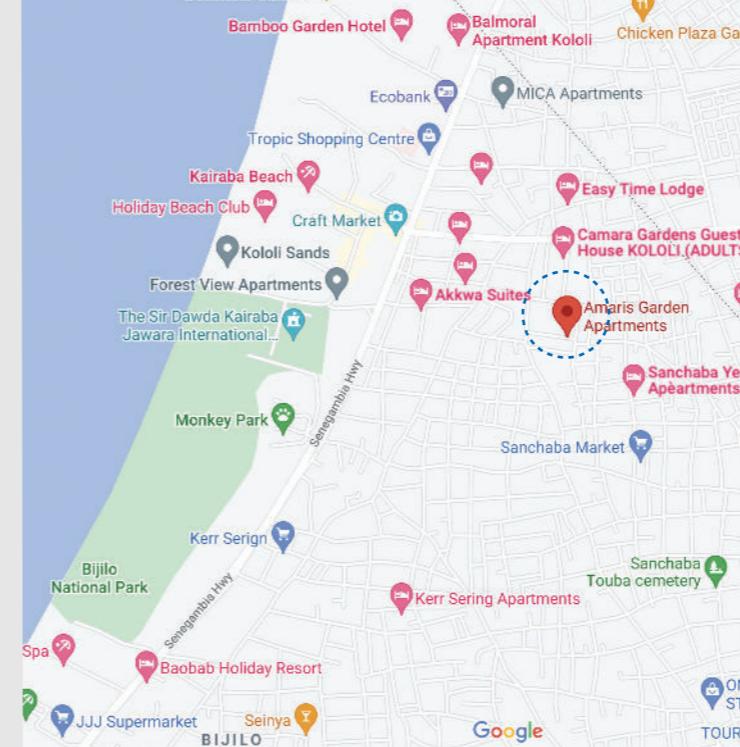
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Amaris Garden Apartments Kololi



A GREAT BUSINESS OPPORTUNITY

Buying this property ensures you of taking over a profitable business with long term potential and return on investment.

FULL BUYERS SUPPORT BY GAMREALTY FOR A CAREFREE PURCHASE PROCESS

AMARIS

RENT	JAN	FEB	MRT	APR	MEI	JUN	JUL	AUG	SEPT	OKT	NOV	DEC	JAAR
Studios													
1	€ 800.00	€ 800.00	€ 800.00	€ 200.00	€ 200.00	€ 240.00	€ 400.00	€ 400.00	€ 200.00	€ 800.00	€ 800.00	€ 800.00	€ 6,440.00
2	€ 800.00	€ 800.00	€ 800.00	€ 200.00	€ 200.00	€ 240.00	€ 400.00	€ 400.00	€ 200.00	€ 800.00	€ 800.00	€ 800.00	€ 6,440.00
3	€ 800.00	€ 800.00	€ 800.00	€ 200.00	€ 200.00	€ 240.00	€ 400.00	€ 400.00	€ 200.00	€ 800.00	€ 800.00	€ 800.00	€ 6,440.00
4	€ 800.00	€ 800.00	€ 800.00	€ 200.00	€ 200.00	€ 240.00	€ 400.00	€ 400.00	€ 200.00	€ 800.00	€ 800.00	€ 800.00	€ 6,440.00
5	€ 800.00	€ 800.00	€ 800.00	€ 200.00	€ 200.00	€ 240.00	€ 400.00	€ 400.00	€ 200.00	€ 800.00	€ 800.00	€ 800.00	€ 6,440.00
6	€ 800.00	€ 800.00	€ 800.00	€ 200.00	€ 200.00	€ 240.00	€ 400.00	€ 400.00	€ 200.00	€ 800.00	€ 800.00	€ 800.00	€ 6,440.00
7	€ 800.00	€ 800.00	€ 800.00	€ 200.00	€ 200.00	€ 240.00	€ 400.00	€ 400.00	€ 200.00	€ 800.00	€ 800.00	€ 800.00	€ 6,440.00
8	€ 800.00	€ 800.00	€ 800.00	€ 200.00	€ 200.00	€ 240.00	€ 400.00	€ 400.00	€ 200.00	€ 800.00	€ 800.00	€ 800.00	€ 6,440.00
Sub	€ 6,400.00	€ 6,400.00	€ 6,400.00	€ 1,600.00	€ 1,600.00	€ 1,920.00	€ 3,200.00	€ 3,200.00	€ 1,600.00	€ 6,400.00	€ 6,400.00	€ 6,400.00	€ 51,520.00
Apartments													
9	€ 1,000.00	€ 1,000.00	€ 1,000.00	€ 300.00	€ 300.00	€ 350.00	€ 500.00	€ 500.00	€ 300.00	€ 1,000.00	€ 1,000.00	€ 1,000.00	€ 8,250.00
10	€ 1,000.00	€ 1,000.00	€ 1,000.00	€ 300.00	€ 300.00	€ 350.00	€ 500.00	€ 500.00	€ 300.00	€ 1,000.00	€ 1,000.00	€ 1,000.00	€ 8,250.00
11	€ 1,000.00	€ 1,000.00	€ 1,000.00	€ 300.00	€ 300.00	€ 350.00	€ 500.00	€ 500.00	€ 300.00	€ 1,000.00	€ 1,000.00	€ 1,000.00	€ 8,250.00
12	€ 1,000.00	€ 1,000.00	€ 1,000.00	€ 300.00	€ 300.00	€ 350.00	€ 500.00	€ 500.00	€ 300.00	€ 1,000.00	€ 1,000.00	€ 1,000.00	€ 8,250.00
Subtotaal	€ 4,000.00	€ 4,000.00	€ 4,000.00	€ 1,200.00	€ 1,200.00	€ 1,400.00	€ 2,000.00	€ 2,000.00	€ 1,200.00	€ 4,000.00	€ 4,000.00	€ 4,000.00	€ 33,000.00

TOTALS

Revenu	€ 10,400.00	€ 10,400.00	€ 10,400.00	€ 2,800.00	€ 2,800.00	€ 3,320.00	€ 5,200.00	€ 5,200.00	€ 2,800.00	€ 10,400.00	€ 10,400.00	€ 10,400.00	€ 84,520.00
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