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PRIVATELY OWNED



General Overview

An Exclusive Residential Development

Conveniently situated just off Edinburgh Road in Vainona, a complex comprising twelve elegantly arranged units within its own enclosed private garden space, reflecting a harmonious blend of modern and traditional architectural styles.

The generously proportioned houses feature an approximate area of 225m², inclusive of expansive verandah spaces, situated ranging from 577.89m² to 671.38m².

Key features of this development includes:

- Triple private shade allocated to each unit.
- Secured entrance porch area, providing an assurance of privacy.
- Entrance lobby facilitating direct access to the open-plan office space or entrance table.
- Open-plan living and dining area with a high- volume pitch roof featuring exposed trusses.
- Concertina doors seamlessly connecting the indoor and outdoor living spaces, leading to a main verandah covered with a matching pitched roof.
- High-quality kitchen equipped with a center island, prep bowl, built-in oven, separate counter space for tea/coffee, and provision for a built-in fridge.
- Separate scullery/laundry with a double sink, dedicated ironing space, and a walk-in lockable pantry.
- Bedroom wing featuring built-in cupboards for linen or additional storage.
- Masters bedroom with a generously sized en-suite bathroom comprising both a shower and freestanding bath, toilet, vanity, and ample built-in cupboards.
- Spacious Bedroom 1 with built-in cupboards and large windows.
- Guest bathroom designed for dual usage, serving Bedroom 1 and guests, equipped with a shower, toilet, and vanity.
- Bedroom 2 with an en-suite bathroom, including both a shower and freestanding bath, toilet, vanity, and access to the private garden space through glass sliding doors.
- All residences are equipped with solar geysers with Zesa backup.
- Installation of a 5kva solar system with an inverter and panels; clients are responsible for providing their own batteries.
- Robust estate security featuring a single exit/entry gate with a guard house, perimeter electric fence, and auxiliary buildings within communal service courtyards, incorporating WC facilities and a shower room. The opposite side of the guard house accommodates water storage tanks totaling 40,000 liters.
- The guard house, security lights, electric fence, and booster pump are powered by a dedicated 5kva solar system.
- Abundant water supply assured by a prolific borehole and backed up by a dedicated solar system on the property.

To secure a viewing contact:

Farai: + 263 771 612 774

Sonja: + 263 772 212 854





1st January 2024

UNIT PRICING SCHEDULE (VAT INCLUSIVE)

COMMON PROPERTY – 885.61 M2

UNIT NO.	LAND SIZE	% OF	LAND VALUE	BUILDING	TOTAL SELLING	STATUS
	(m2)	LAND VALUE		CONTRACT	PRICE	
1	651.03	8.02	\$ 75,000	\$ 310,000	\$ 385,000	
2	577.89	7.12	\$ 65,000	\$ 310,000	\$ 375,000	
3	577.89	7.12	\$ 65,000	\$ 310,000	\$ 375,000	
4	577.89	7.12	\$ 65,000	\$ 310,000	\$ 375,000	
5	577.89	7.12	\$ 65,000	\$ 310,000	\$ 375,000	
6	644.57	7.94	\$ 75,000	\$ 310,000	\$ 385,000	
7	644.57	7.94	\$ 75,000	\$ 310,000	\$ 385,000	
8	577.89	7.12	\$ 65,000	\$ 310,000	\$ 375,000	
9	577.89	7.12	\$ 65,000	\$ 310,000	\$ 375,000	
10	577.89	7.12	\$ 65,000	\$ 310,000	\$ 375,000	
11	577.89	7.12	\$ 65,000	\$ 310,000	\$ 375,000	
12	671.38	8.02	\$ 75,000	\$ 310,000	\$ 385,000	

Payment Terms:

Land as deposit payment.

The balance paid over a year every 3 months.

Terms can be negotiated if necessary and required.

For more information on pricing and terms please contact Property Shop on +263 771 612 774 or +263 772 212 854.