

# LODGE FOR SALE

## **THIS IS THE IDEAL OPPORTUNITY TO GET INTO MOZAMBIQUE!!!!**



This resort is unencumbered and all legal documentation is in place. Development of a project such as this is extremely time consuming (plus minus 7 years) and involves tremendous bureaucratic processes – all this has been completed – a TURN-KEY OPERATION !!!

The property is unbelievably beautiful with huge potential for further development. The project is licensed for 64 beds (presently there are 40 beds), excluding managers and staff.

Mozambique and in particular the Inhambane area is fast becoming a world renowned tourist hot-spot. A similar project in SA would cost many millions more.

# LODGE FOR SALE



Lodge operates from the magnificent Jangamo area of Inhambane province, Mozambique.

With its pristine coastline and virgin reefs, it has fast become one of the Africa's best diving spots, as well as being considered by many divers the new dive capital of the world for manta rays and whale sharks!



To reach the Lodge clients have the option of fly-in or self-drive. A good vehicle with diff-lock or 4x4 is preferable for the last 30km of sandy track from Inhambane.

The lodge can organise transfers from Inhambane if required.

# Scuba Centre & Lodge



The Lodge is situated on 3.9 hectares and nestles amongst the ancient coconut groves on high sand dunes, offering breathtaking views of the Indian Ocean. Apart from natural bush there are over 200 producing coconut trees and over 500 cycad plants.

Additional infrastructure include a restaurant, comfortable manager's house, a workshop consisting of a large generator room, fuel and gas storeroom, large workshop and overnight room and bathroom for staff. A second storeblock consists of two large rooms currently used for building material and tools.

Three generators provide 220V power. EDM electricity is expected in the near future. Fresh potable water pumped from own borehole and stored in 3 x 5000 litre water tanks.

# Scuba Centre & Lodge



Resort offers 4 bed, 7 bed and 9 bed self-catering chalets, most with bathroom en-suite. Present capacity is 40 beds.

All chalets are secluded with a wonderful outside area for relaxing and barbecuing.



All chalets fully contained with well equipped kitchens including fridge, freezer, gas stove, crockery, etc. All linen except towels provided.

Linen and mosquito nets are provided for overseas guests.

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# Scuba & Snorkelling Experience



Scuba diving is the main draw card with daily sightings of manta rays and whale shark.

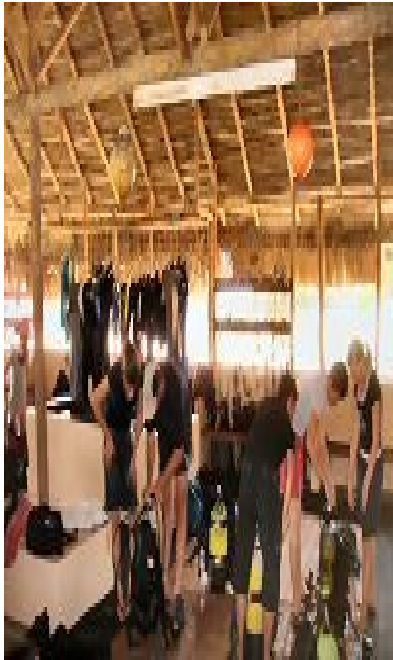
Caters for individuals and groups, beginning with snorkelling for kids going right up to dive master. Shallow dives, deep dives, strong drift dives and relaxing dives offered.



Diving off two 8m RIB's thus assuring clients of the best possible service, maximum bottom times and the best diving locations. Frog fish, stone fish, large cowries and miniature pipe fish are regularly seen.

First class DMs and Instructors will guides clients over the reefs and show creatures out of this world!

# Scuba & Snorkelling Experience



# Scuba & Snorkelling Experience



# Activities



Speciality is scuba diving, however there are lots of other things to do whilst staying at Lodge.

Snorkelling: There are numerous opportunities to snorkel with whale shark and dolphin. The protected water inside the Lighthouse reef offers excellent snorkelling and safe swimming for children and adults alike.



Fishing: For the angler, whether he is a fly fisherman or game fisherman, the best possible service, fishing spots and expertise is offered.

Salt-water fly-fishing is growing in popularity. The deep channel, aptly named "Anger's Alley" off the Lighthouse reef, offers excellent fishing. Large kingfish of 20kg plus are spotted regularly when diving this area. Fly fishermen must supply their own tackle.

# Activities



Markets: In the nearby town of Inhambane, one can take time to meet the friendly local people, stroll through the market or take a traditional Arab dhow ride across the bay to Maxixe. The markets are a good opportunity to buy African crafts at extremely cheap prices. There is a museum as well as some interesting local bars to visit not to mention the local disco in Inhambane which rocks till the early morning hours.



4x4 Trail: Inland, through the ancient coconut plantations and sand dunes, there is a picturesque 4x4 trail or you can visit 'the top of the world' with 360' panoramic views of the area.

Beach: For the non-diver and kids there are never ending beaches to walk along or play on, you can collect shells, sunbathe or just relax.

# Activities



Restaurants: Inhambane is well known for its prawns, crayfish, calamari and fresh fish, or enjoy a meal in the lodge restaurant -a sunset barbecue on the beach or a scrumptious dinner, ice-cold beers or good wine in hand. What a way to end the day and look forward to tomorrow's diving!



# Contact Us



**ASKING PRICE:  
ZAR 6 350 000.00**

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