





Introducing Baobab Waves

Are you looking for a luxurious ocean-front property? Are you looking for an investment with great returns? Look no further, Baobab Waves has the perfect place for you. We offer spacious 1, 2 and 3 bedroom apartments with the best amenities and amazing returns.

Our Baobab Waves luxurious property is perfect for those who want to live in the lap of luxury, but they are also ideal for short-term rentals. With our unbeatable location and features, you can enjoy a comfortable lifestyle and make money at the same time!



Location

Baobab Waves is located a few Kilometers away from Mombasa City off Baobab Road

The scenery offers the perfect recipe to melt away the hustle and bustle of urban life with an ecosystem that is unique in every way.

The complex is surrounded by a captivating natural forest and towering palms overlooking the sparkling sands of the beach. In all things, this is luxury unimagined.



Amenities and Features

- 3 Bedroom units of 2432 sqft, .
- 2 Bed room units of 1722 sqft ; 2647 sqft; 1926 sqft; 1571 sqft; 1883 sqft; 1636 sqft.
- 1 Bed room units of 904 sqft; 1173 sqft
- Each unit has balcony
- Swimming pool with banda
- Restaurant located at the pool side
- Private Access to Ocean
- Fully Equiped Gym



Amenities and Features

The development consists of:

3 Bedroom (5 units) of 2433 sqft,

2 Bed room

(2 units) of 2131 sqft;

(2 units) of 1927 sqft

(1 unit) of 1884 sqft;

(6 units) of 1722 sqft;

(6 units) of 1711 sqft;

(6 units) of 1636 sqft;

(9 units) of 1615 sqft;

(6 units) of 1572 sqft;

1 Bedroom (3 units) of 904 sqft;

1 Bedroom (2 units) of 1173 sqft



Amenities and Features

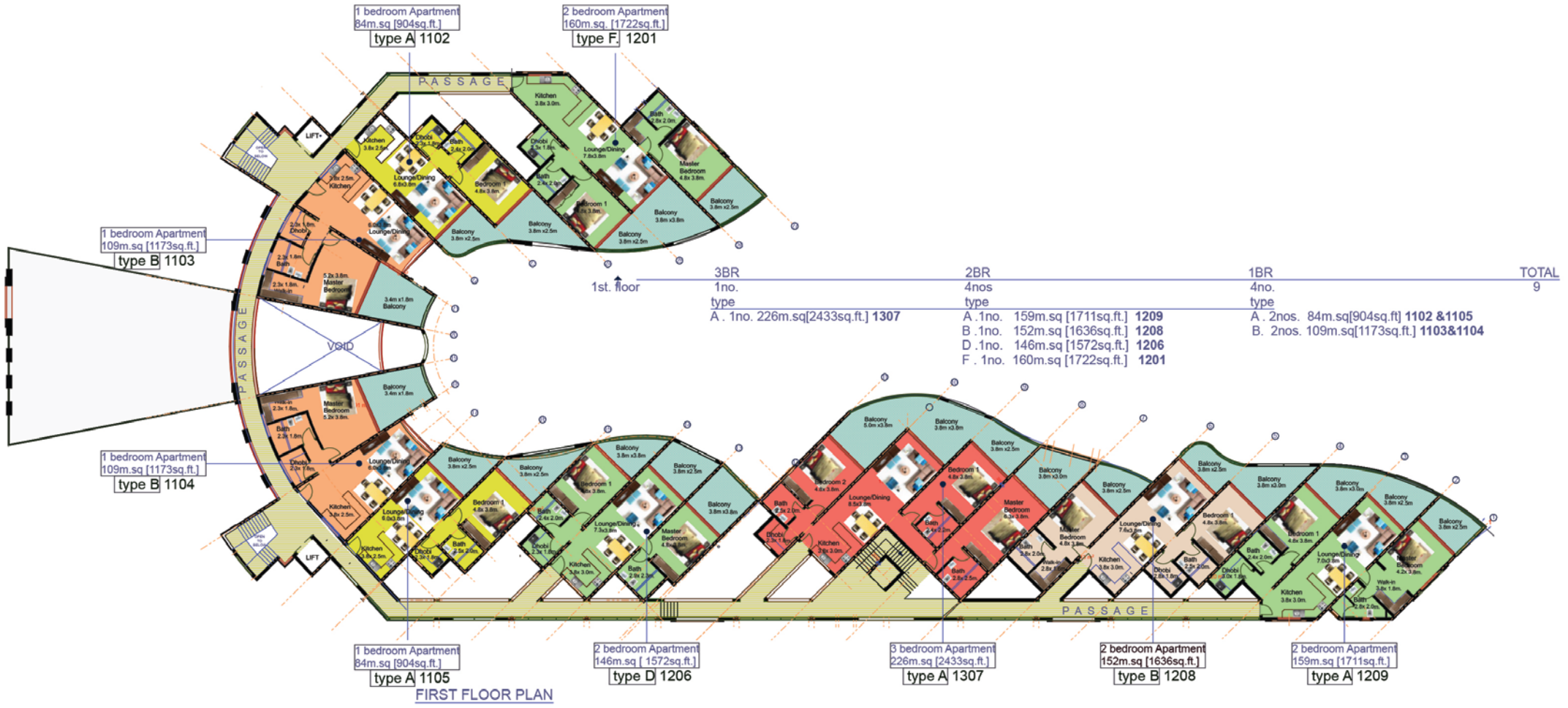
- Electric Fence
- CCTV
- Tell system
- Generator
- Landscaped Garden
- Porcelain Tiles
- Ceiling Mounted Fan
- In-Built Wardrobes
- Fitted kitchen (optional)

Ground Floor Plan

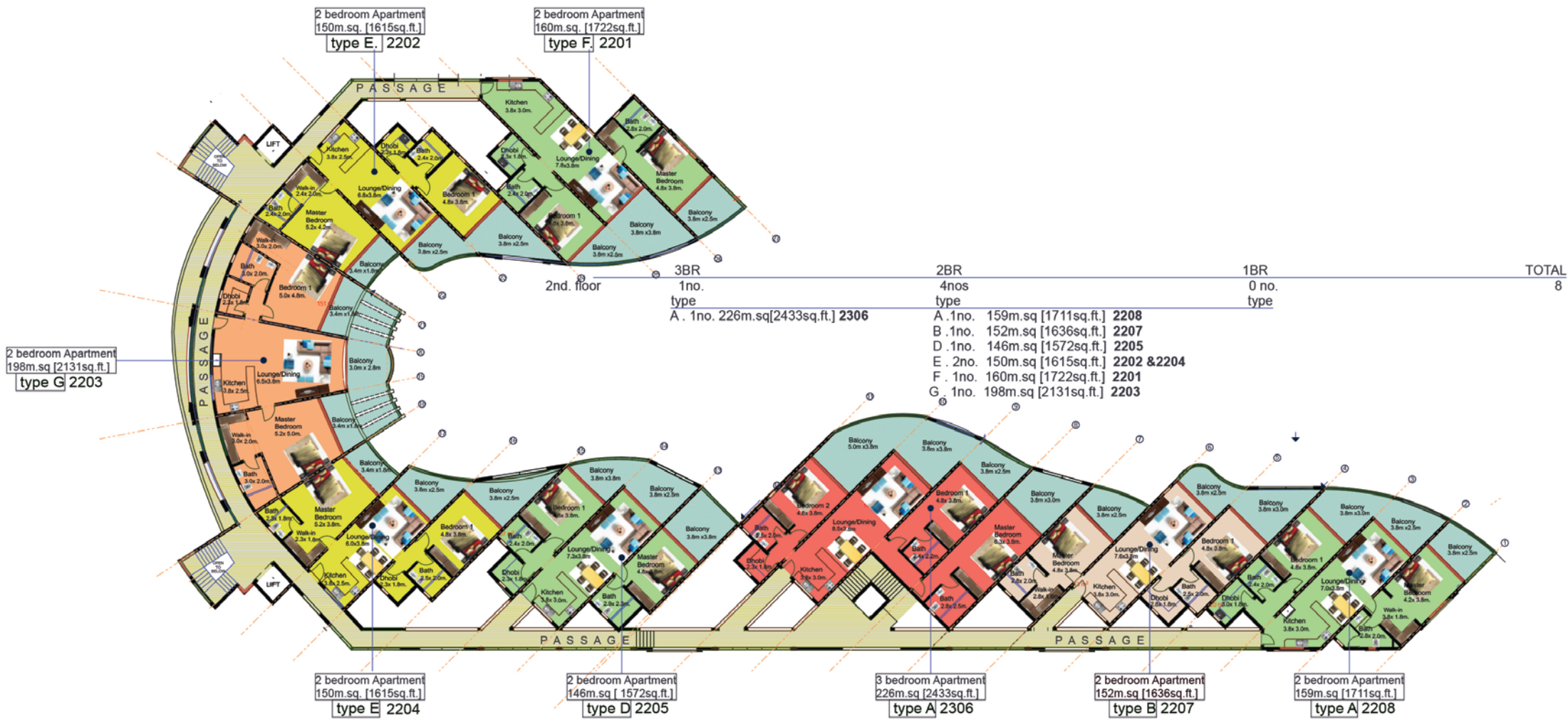
Gr. floor	3BR	2BR	1BR
-	6nos	1no.	type
	type	type	type
		A .1no. 159m.sq [1711sq.ft.] 0207	A .1no. 84m.sq [904sq.ft.] 0103
		B .1no. 152m.sq [1636sq.ft.] 0206	
		C .1no. 175m.sq [1884sq.ft.] 0205	
		D .1no. 146m.sq [1572sq.ft.] 0204	
		E .1no. 150m.sq [1615sq.ft.] 0202	
		F .1no. 160m.sq [1722sq.ft.] 0201	



First Floor Plan



2nd Floor Plan



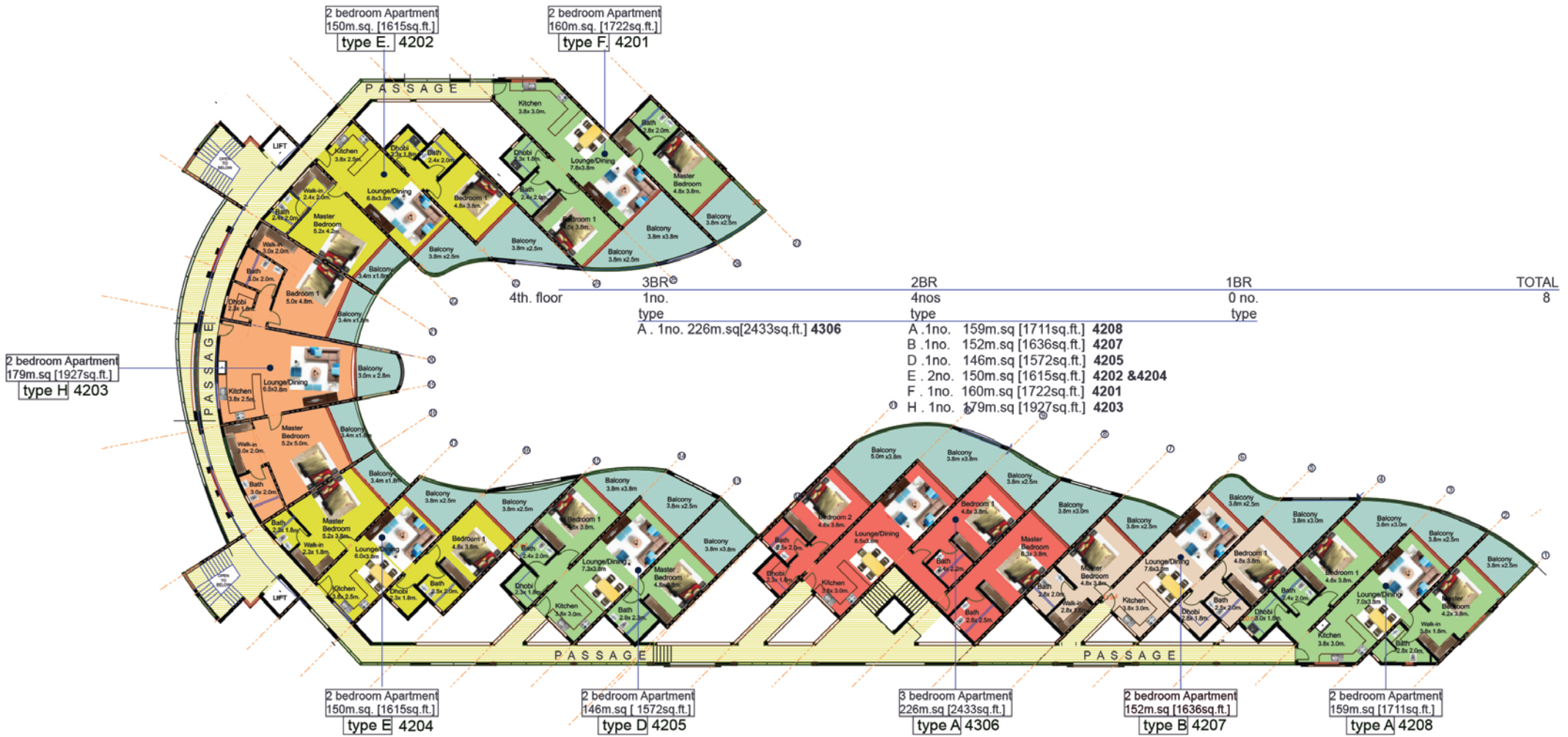
2ND FLOOR PLAN

3rd Floor Plan



3RD FLOOR PLAN

4th Floor Plan



	3BR [®]	2BR	1BR	TOTAL
4th. floor	1no.	4nos	0 no.	8
	type	type	type	
	A . 1no. 226m.sq[2433sq.ft.] 4306	A . 1no. 159m.sq [1711sq.ft.] 4208 B . 1no. 152m.sq [1636sq.ft.] 4207 D . 1no. 146m.sq [1572sq.ft.] 4205 E . 2no. 150m.sq [1615sq.ft.] 4202 & 4204 F . 1no. 160m.sq [1722sq.ft.] 4201 H . 1no. 179m.sq [1927sq.ft.] 4203		

4TH FLOOR PLAN

5th Floor Plan



Rental Returns Expected From Investment

Typology	Current Sale Price(Ksh)	Low Season (Jan, Feb, March, Nov)			Mid Season (May,June,July,Oct)			High Season (April,August,Sept ,Dec)			Annual Income	Rental yield(RoR)	Payback Period(yrs)
		daily rate price(Ksh)	Occupancy	Income	daily rate price(Ksh)	Occupancy	Income	daily rate price(Ksh)	Occupancy	Income			
1 Bedroom	10,000,000	6,000	30%	216,000	10,000	60%	720,000	15,000	80%	1,440,000	2,376,000	24%	4
2 Bedroom	16,000,000	8,000	30%	288,000	12,000	60%	864,000	25,000	80%	2,400,000	3,552,000	22%	5
3 Bedroom	18,000,000	12,000	30%	432,000	16,000	60%	1,152,000	30,000	80%	2,880,000	4,464,000	25%	4

The above calculations are rough estimates based on above assumptions and final figures are subject to service charge and management fee, where applicable

Please note the sale prices vary depending on the size, No. of bedrooms, location within the building and floor number

Disclaimer

Due to the nature of varying factors beyond our control, The low, mid and high seasons months may vary from time to time.. No warranties are expressed or implied regarding the accuracy or reliability of the information contained herein









Hotels

Things to do

Transit

Parking

Pharmacies

ATMs

Baobab Estate - Block 14

Baobab Estate - Block 13
Temporarily closed

Baobab Estate - Block 12
Temporarily closed

Madi Close
Temporarily closed

Kingston Beach Lounge

Malindi Road - 6TH
Avenue Road Junction

Baobab holiday
resort ltd
Booking.com - Hotels

Nutshell
Dry fruit store



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Google

Disclaimer: Particulars are compiled with care to give a fair Description but we cannot guarantee their accuracy and they do not constitute an offer or contract.

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Site Location



Baobab
Waves