

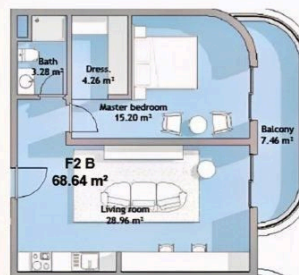
# Semi-detached house

## Brufut Heights

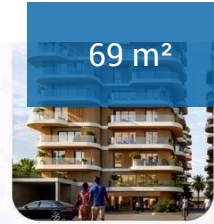
## Brufut Heights

# 1Bedroom

- Living Room: 28.96 m<sup>2</sup>
- Master Bedroom: 15.20 m<sup>2</sup>
- Dressing Room: 4.26 m<sup>2</sup>
- Bathroom: 3.28 m<sup>2</sup>
- Kitchen
- Balcony: 7.46 m<sup>2</sup>



69 m<sup>2</sup>



Own a premium home in Brufut Heights, one of the most desirable locations in The Gambia. This off-plan 1-bedroom semi-detached home offers the perfect balance of comfort, lifestyle, and smart investment.

With 69 m<sup>2</sup> of living space, this floor home is designed for modern living, featuring beautiful views and a peaceful environment.

Enjoy premium amenities including a swimming pool, gym, clubhouse, and on-site restaurant, all just minutes from the beach, shops, and schools.

☑ Perfect for comfortable living or smart investment

Listing number 674714

Selling price 103,500 €



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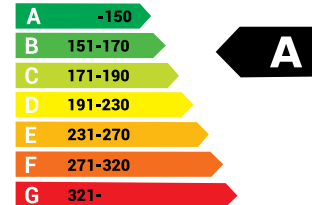
May 2, 2026,

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## Basic details

Type of listing	Residence for sale, property
Rooms	2
Floor	6
Condition	New
Living area	69 m <sup>2</sup>
Area of other spaces	7.5 m <sup>2</sup>
Measurements verified	Yes
Measurements based on	Building plan
Vacancy from	According to contract
Parking	Parking space with power outlet, Street parking

Kitchen equipments	Washing machine connection
Utility room equipments	Washing machine connection
Services	Shopping center 0.5 km, School 0.5 km, Restaurant 0.5 km, Beach 0.2 km, Gym 0.2 km
Public transportation access	Bus 0.6 km, Airport 15 km, Ferry 23 km
Energy certificate class	A



## Price and fees

Selling price	103,500 €
Maintenance	20 € / month (estimate)
Water	5 € / month (estimate)
Garbage	5 € / month (estimate)
Electricity	10 € / month (estimate)
Property tax	20 € / year (estimate)
Gas	2 € / month (estimate)

## Purchase costs

Transfer tax	2 %. Stamp Duty
Other costs	2,000 € (Estimate) . Legal Fees

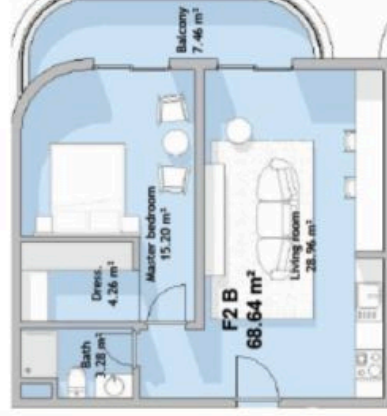
## Building and property details

Construction started	2027
Inauguration	2030
Floors	5
Lift	Yes
Roof type	Flat roof
Ventilation	Natural ventilation
Foundation	Concrete
Building materials	Wood, Brick, Concrete
Roof materials	Concrete tile

Common areas	Club house, Lobby, Gym, Swimming pool, Restaurant
Property reference number	Off Plan
Lot area	6000 m <sup>2</sup>
Water area	Right to use common water area
Land ownership	Own
Planning situation	General plan
Municipality engineering	Water, Sewer, Electricity

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I have read this brochure carefully before making a purchase decision.

Location \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

Signature of buyer

I have read this brochure carefully before making a sales decision.

Location \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

Signature of seller