

Praia da Rocha

Beach Estate



INHAMBANE, MOZAMBIQUE



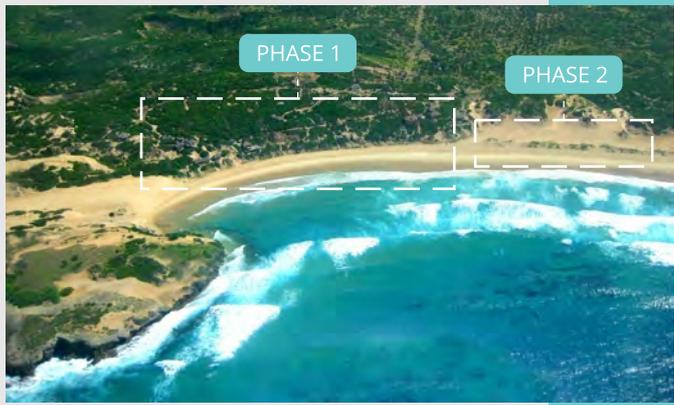
YOUR OPPORTUNITY TO OWN A PIECE OF PARADISE

Do you dream of owning a piece of unspoilt paradise far away from the crowds, where the ocean waters are warm and where the sun shines most of the year? Where the beaches are pristine and the gentle waves beckon? Then Praia da Rocha Beach Estate is the paradise you've been dreaming of.

Situated 30 km from the town of Inhambane and 18 km from Tofo Beach along the southern coast of Mozambique, Praia da Rocha Beach Estate is the only guarded residential estate in the area, facing a magnificent and secluded bay with a stunning, untouched shoreline as far as the eye can see. The last 3 km to Praia da Rocha is only accessible by 4x4, ensuring that the estate remains exclusive.

The town of Inhambane is one of Mozambique's oldest settlements, located 460 km north of Maputo. Though remote, Inhambane has an international airport and a thriving community, mostly sustained by tourism as the region has some of the best surfing and diving spots in southern Africa. The closest village to the estate is Tofo, a vibrant market town renowned for its sea sports and island-style ambiance.

Development of Praia da Rocha began in 2007 with a strong emphasis on nature conservation and social ethics. The infrastructure, including internal reticulation, was developed with utmost sensitivity to the unique bio-diversity of the area and with emphasis on this sanctuary's natural tropical beauty.



THIS LOW IMPACT DEVELOPMENT CONSISTS OF:

45 residential stands in Phase 1 (fully serviced)

4 residential stands and an activity centre in Phase 2 (North of Phase 1)

SITE DEVELOPMENT PLAN - AERIAL PHOTO MAP OF ESTATE

60% of Phase 1 of the development is already sold, with 18 stands having been developed, all positioned to maximise views and privacy. All services are included, including a water reticulation system of the highest quality, electrical sub-station, back-up transformer, and three boreholes.

To maintain the architectural integrity of the estate, all new residences are required to adhere to an upmarket and uniform building style. Experienced builders are available.

Praia da Rocha has an established Administrative Council (same as a HOA in South Africa) who effectively manage the estate, with a permanent estate manager and staff on site.

PHASE 1 - FULL DUAT (50 YEAR RIGHT OF USE)

Current development – fully serviced stands available. Stand sizes and prices on request.

STAND NUMBER

| | | | | | | |
|----|----|----|----|----|----|----|
| 21 | 22 | 25 | 27 | 32 | 33 | 34 |
| 35 | 38 | 39 | 40 | 41 | 45 | |

PHASE 2 – TEMPORARY DUAT

Future development. Stand sizes and prices on request.

STAND NUMBER

| | | | |
|-----------------|----|----|----|
| 53 | 54 | 55 | 57 |
| ACTIVITY CENTRE | | | |

EXPERIENCE AN ADVENTURE-FILLED FAMILY GETAWAY IN ONE OF OUR BEAUTIFUL PRAIA DA ROCHA HOMES

Some of the completed houses are available to rent as holiday homes, ranging in size from three to five bedrooms. Bring the whole family for an unforgettable holiday along one of Mozambique's most pristine coastlines. Prices from 12 000 MT to 40 000 MT per night depending on time of year and house rented. Contact our estate management for information and availability.



CONTACT

For more information about building your dream beach home, or renting a holiday home at Praia da Rocha, please get in touch with us.

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