



Giolabell Estate

**Giolabell Estate is 3.5Km from
Pambarra & 16km from Vilankulo
in Mozambique,**

53 pieces of property for sale,

Plots Sizes 650 to 1'250m²

@ R60'000 to R120'000,

depends on the view and on the game farm

The Estate is on a fenced area of 17Ha

The first house on the development is build
and in the market.

Vilankulo (or Vilanculos)



Vilankulo (or **Vilanculos**) is a coastal town in [Mozambique](#), lying in the [Vilanculos District](#) of [Inhambane Province](#). Vilankulo is named after local tribal chief **Gamala Vilankulo Mukoke**, and some of the "bairros" (suburbs) are named after his sons. During colonial times the name was changed to Vilanculos since the Portuguese do not use the letter K much, and commonly use the 'ssh' sound of the S. At independence the name was changed back to Vilankulo – with a K and no S. Today the district is called Vilanculos and the town Vilankulo, and many residents have Vilankulo as their last name. Vilankulo has been growing extensively over the last decade, and has been the recipient of considerable inward investment into its [tourism infrastructure](#). The gateway to the archipelago is the town of Vilankulo [Dhow](#) travel between the town and the [Bazaruto Archipelago](#). The town itself is only about 5 km long filled with all the amenities needed to make your visit comfortable yet local. The airport is based on the outside of the town with flights arriving and departing on a daily basis. Vilankulo has an array of options when it comes **bars (barracas)** and **restaurants**, if local is more your flavor work your way from The Market in the center of town towards the main beaches of Vilankulo. If you prefer something a little more exclusive there is a wide variety of exquisite **lodges** to visit. It is home to an a new international [airport](#), which serves daily flights to several regional destinations, including [Johannesburg](#), [Maputo](#), [Swaziland](#), and elsewhere.



VILANKULO



VILANKULO AIRPORT



Some things to enjoy in VILANKULO >>>



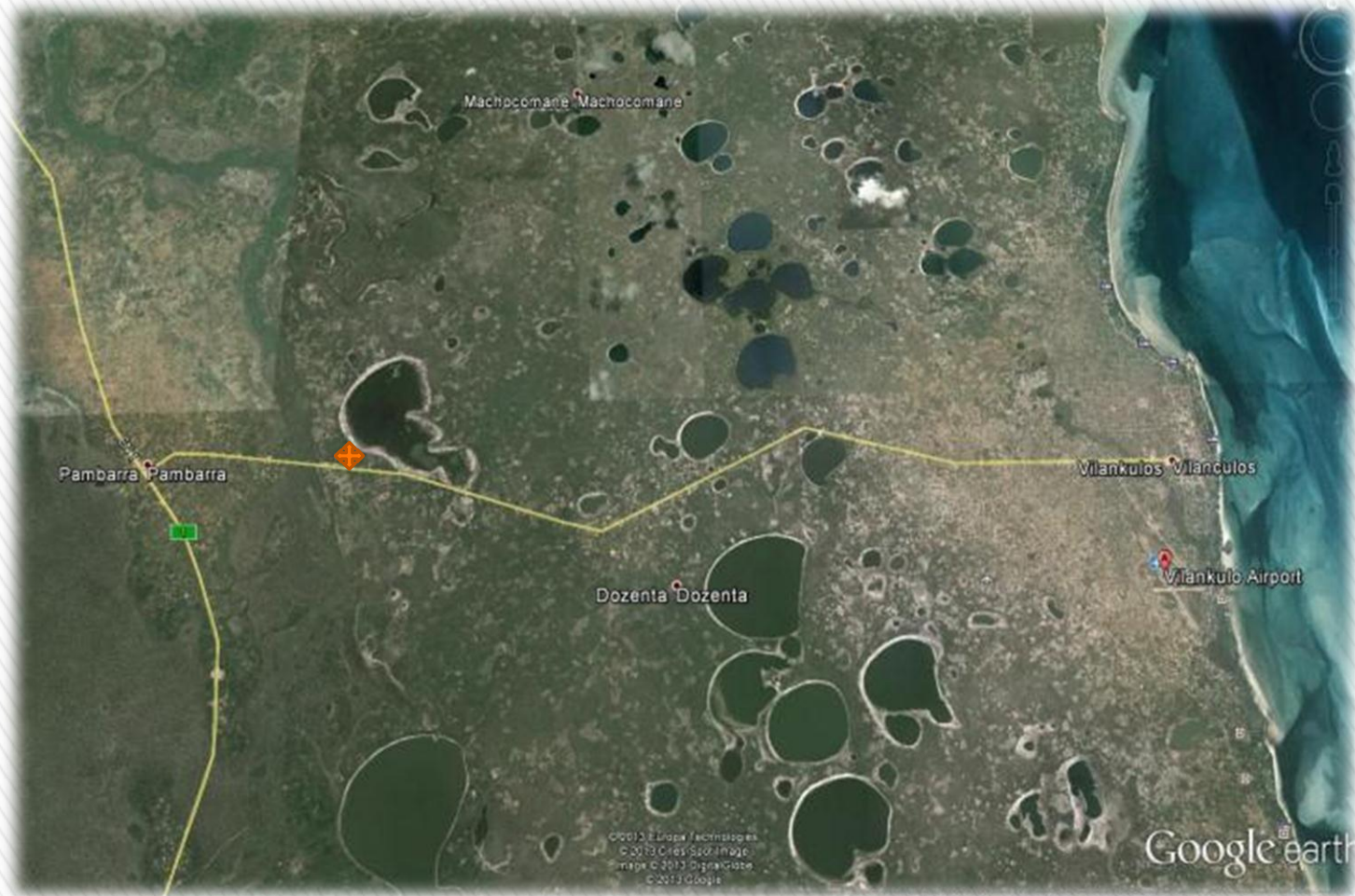
Game Fishing / Scuba Diving / Snorkelling / Boat Hire / Yacht Cruises / Surf ski canoes, Sea kayaks / Wind surfers & Paddle skis / Hiking and Bird watching / Beach walks and Shell collecting / Swimming & Paddling in safe shallow waters / Dhow sailing / Horse Trails / Sun Bathing Etc.





Giolabell Estate

16km from Vilankulo in Mozambique



Private & secure. Creative freedom to build a new holiday home
& spoil your family , by providing a get-away unequalled
anywhere else. Infrastructure, aid & supplies only 16km away.

Giolabell Estate

Next to the Lagoa Gueche Lake >>>



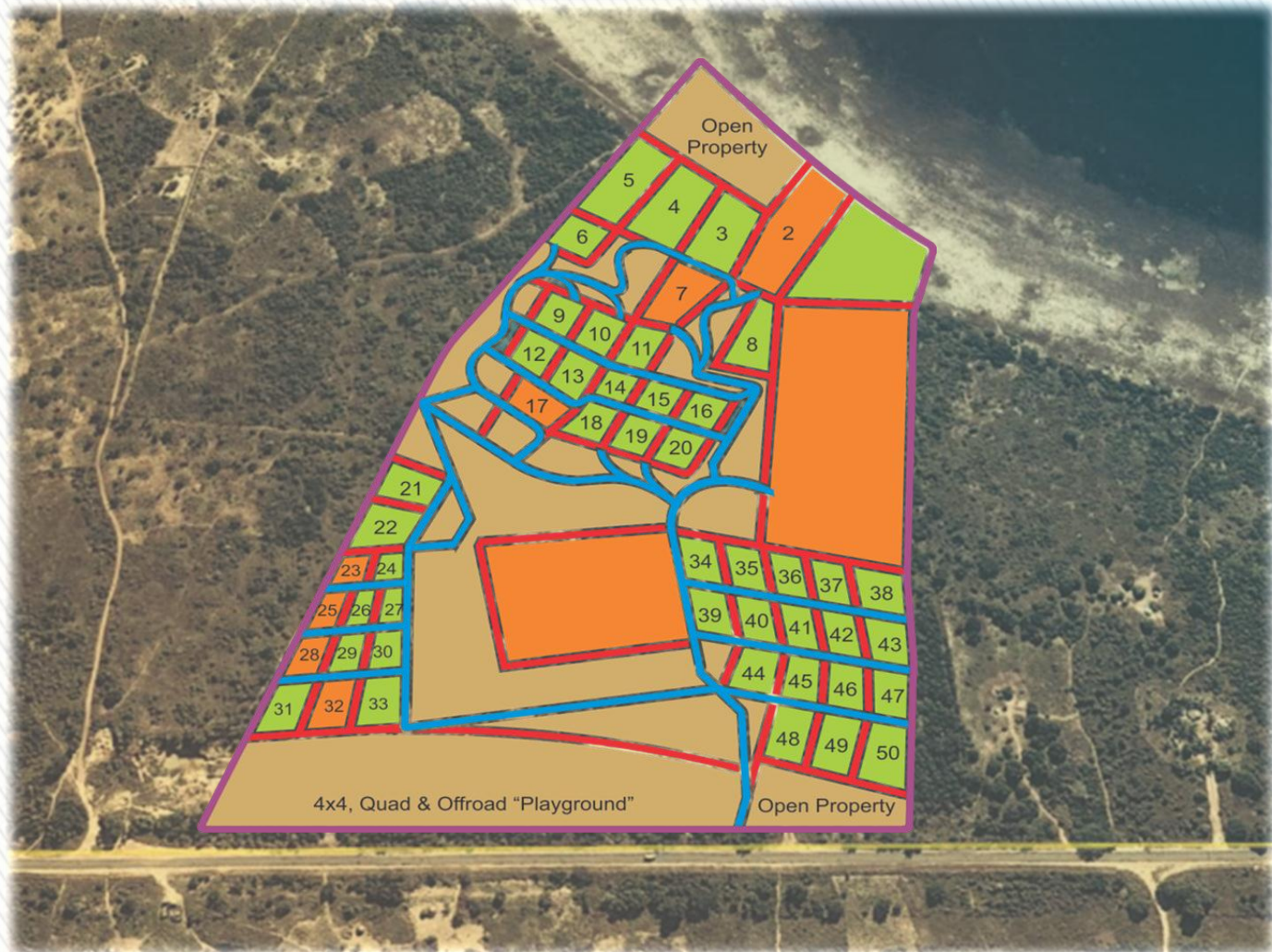
← PAMBARRA

VILANKULO →

Giolabell Estate



Development & Site Map



Giolabell Estate



-  Property Fence
-  Stands Fences
-  Taken Stands
-  Available Stands
-  Access Roads
-  Open Property

BUILDING IS CHEAP,
BRICKS, BLOCKS,
DOORS, WINDOW
FRAMES AND OTHER
BUILDING MATERIAAL
ON SITE.



Giolabell Estate



Housing & Plans



There are 12 different plans to choose from, but it is NOT compulsory to build according to those plans. The Buyer is allowed to choose their own plans. Please take note that all plans have to be approved by the Mozambican law.

The procedure is as follows: All plans that deviate from the proposed plans have to be handed in for the perusal of the developers of Giolabella - Estate and will have to comply with the Mozambique standards for approval. Please note that all changes to be made by the architect for approval will be for the client's account.

Taxes

All taxes are for the client's own account. In Mozambique there are two types of taxes to be paid. The IVA Tax is a once off amount on the total purchase price of the exclusive property and another annual property tax.



Building & Services



Services available on the Development:

- Bricks and building blocks will be made on the site as well as all timber and wooden products needed for building. It will be for the client's account.
- The client will be liable for all necessary paperwork.
- Products can also be imported from South Africa on client's behalf.
- All plumbing, electrical work and different types of roofing are available.
- With regards to the above mentioned services, quotations will be given. On acceptance, a contract will be drawn.
- The client has a choice between our contractors or their own contractors if so preferred.



Giolabell Estate

Water & Electricity



All sites are without Water and Electricity. The Developer will be responsible for the main services to a central point. From there it will be for the client's account to get water services to the specific stand.

A standby generator is available at the Estate.

100% clean water from borehole on the Estate, available at a cost payable by levy. If preferred, the client can drill a borehole for his own account.

An electricity meter will be installed on each stand for the client's own account and each client will pay their own electricity bill according to the meter reading every month.



Giolabell Estate

An orange silhouette of the map of South Africa, with a small white dot indicating a specific location in the eastern part of the country.

Levies & Maintenance



A levy will be charged every month ranging between R500 and R1500, depending on the services the buyer require from the Developer.

These services will be available at a cost:

Transport from the airport to the Estate as well as accommodation in the Show House on the Estate is available for Client's contractors .

Services & Terms/ General Transport / Financial Report / Any other unforeseen cost / Security / Water.

**Levies payable after completion of dwelling.
(Levies will be discussed on signing purchase agreement.)**

Gardener /Market Purchases / Financial Report / Security / Water (as discussed) or any other service required.

All maintenance to the Buyer's house will be done on request involving a cost to be discussed.



Giolabell Estate



Giolabell Estate

Leon Oosthuysen

063 147 3749

leon@jobsaem.co.za

