



**Tanya Licina**  
+267 71 704 844  
tanya.licina@seeff.com



**Palma Mokibe**  
+267 76 450 393

palma.mokibe@seeff.com

Contact Botswana

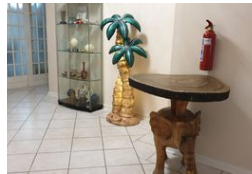
267 3939372

Plot 43173 Phakalane, Gaborone  
393 9372



SOLE MANDATE

Web Ref TL5912



**BWP4,400,000**

8   8

### Great investment opportunity

TL5912

Located in lovely, upmarket area of Village, close to Gaborone city centre, CBD, Riverwalk Shopping Mall, University of Botswana and many other amenities.

It is positioned in quiet neighbourhood, but with an easy access.

Property is in immaculate condition and is for sale fully furnished and fitted. All the furnishings are of the high quality. Full air conditioned and well kept.

It consists of 8 specious ensuite bedrooms, some being comfortable double bedrooms and others are large family rooms.

There is also food serving area, large kitchen, reception area, guest toilet and outdoor entertainment area. Ample off-street parking is also provided.

Open to opportunities to run as Guest house, clinic- dental, pediatrician, or pharmacy.

This rare finding in Gaborone Real Estate market is a once in a lifetime opportunity for a...

### Features

#### Interior

Bedrooms	8
Bathrooms	8
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	Yes

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	400m <sup>2</sup>
Land Size	1,366m <sup>2</sup>

