

DRIFTWOOD BEACHCLUB LTD

Driftwood Beachclub Ltd.

Silversands Road, Malindi, Kenya



PROPERTY PARTICULARS

1. L.R. Numbers

Driftwood Beach Club is developed on three number land parcels identified as Portion Nos. 720, 1767 & 1811.

2. Site Areas

The three land parcels extend to the following areas:

| | |
|---------------------|--------------------------|
| Portion Number 720 | approximately 2.3 acres |
| Portion Number 1767 | approximately 1.98 acres |
| Portion Number 1811 | approximately 1.02 acres |

3. Location

The property is located in Malindi which lies approximately 100 kilometres north of Mombasa Island.

4. Situation

The property is situated within Malindi's Casaurina area along Silversands Road

5. Tenure

Portion Numbers 720 & 1767 are **Freehold** estates (fee simple).

The two land parcels (Portion Numbers 720 & 1767) are jointly registered in the name of **THE DRIFTWOOD BEACH CLUB LIMITED**.

6. Services

Mains electricity is connected to the property. A standby generator is provided for power backup.

Mains water is connected to the property, with good water storage tanks.

Drainage is to septic tanks and soak way pits.

The immediate access road, Silver Sands Street, is a gravel drive

7. General Description

Driftwood Beach Club is developed on two contiguous first row beach plots. Portion No. 1767 and 720. The two parcels enjoy an uninterrupted view of the Indian Ocean. Portion 1811 is situated directly behind the 2 seafront plots

The Plots

The two land parcels together form a roughly rectangular shaped plot whose boundaries are open to the beach frontage save for a dwarf wall protecting the facility in the event of high tides. The remaining three boundaries are either defined by live fence, wire netting or coral stonewalling. A double steel gate guards the entry into these two parcels. The driveway and parking area are largely gravel.

Improvements

Driftwood Beach Club is a front row beach club developed on two contiguous plots and comprising the following:

24 number standard villas

Two number family villas with a swimming pool

Administration/restaurant block

Accounts offices

Manager's House, incorporating a pool and two guest houses

Boutique

Squash Court

Workshop with staff units off

Common swimming pool

Construction

24 number standard villas

These villas are constructed of coral stonewalling all rendered and colour washed externally while plastered and painted internally. The roofs are flat RC types but topped with pitched makuti roofing for natural cooling effect. Walls to the wet areas are lined with ceramic tiles. Floors are concrete and lined with ceramic tiles. The doors are either matchboarded, panel or flush types. The windows are either glazed or louvred while the ceilings are RC with paint.

Accommodation configuration of the villas are as follows;

| Name of Villa | Accommodation | Comment |
|---------------|----------------|---------------------------------|
| 3A | Double Bedroom | With Bunker Bed |
| 6 | Double Bedroom | No room for extra bed |
| 22 | Double Bedroom | With a single Bed |
| 24 | Double Bedroom | With a single Bed |
| 25 | Double Bedroom | No room for extra bed |
| 26 | Double Bedroom | Can fit an Extra Bed |
| 27 | Double Bedroom | Can fit an Extra Bed |
| 28 | Double Bedroom | Can fit an Extra Bed |
| | | |
| 3B | Twin-Bedroom | With Bunker Bed |
| 7 | Twin-Bedroom | No room for extra bed |
| 8 | Twin-Bedroom | With an extra bed |
| 9 | Twin-Bedroom | No room for extra bed |
| 12 | Twin-Bedroom | No room for extra bed |
| 14 | Twin-Bedroom | With an extra bed |
| 29 | Twin-Bedroom | No room for extra bed |
| | | |
| 4 | Triple Bedroom | Can fit an Extra Bed if need be |
| 5 | Triple Bedroom | Can fit an Extra Bed if need be |
| 10 | Triple Bedroom | No room for extra bed |
| 11 | Triple Bedroom | No room for extra bed |
| 15 | Triple Bedroom | No room for extra bed |
| 16 | Triple Bedroom | No room for extra bed |
| 21 | Triple Bedroom | No room for extra bed |
| 23 | Triple Bedroom | No room for extra bed |

Two family villas

These two villas are situated to the left of the main entrance into the club. The villas are constructed of coral stonewalling rendered and colour washed externally while plastered and painted internally beneath a flat RC roof with a pitched Makuti cover. Internal walls to the wet areas are lined with ceramic tiles, The floors are a combination of quarry tiles and ceramic tiles. Doors are either Swahili types externally while flush types are used internally. The windows are either glazed or louvred. Ceilings are plastered and painted. The two villas each accommodate a living/lounge area and two number en suite bedrooms.

Administration/ Restaurant building

This is constructed of coral stonewalling all rendered and colour washed externally while plastered and painted internally. The roof pitched Makuti. The administration section has a flat RC roof under the Makuit roof. Walls to the wet areas are lined with ceramic tiles. Floors are concrete and lined with ceramic tiles, quarry tiles or cement sand screed. The doors are either matchboarded, panel, flush types or Swahili types. The windows are either glazed or louvred while the ceilings are either plastered RC to the administration section or open to the restaurant section. The building accommodates administrative offices, the restaurant, bar area and amenity rooms to the restaurant including the kitchen and stores.

Accounts office

The accounts office is similarly constructed as the above two number family villas.

The boutique

This is located next door to the administration/restaurant block. It is similarly constructed as the administration/restaurant block

The manager's complex

The manager's complex is situated to the rear of the administration/restaurant block. The complex comprises a manager's house, two number guest villas and a swimming pool. The construction to the buildings is coral stonewalling, rendered and colourwashed externally while plastered and painted internally beneath a pitched roof with GCI to the manager's house while the guest units are topped with Makuti roofing. Floors are ceramic tiles. Doors are either glazed or flush types. The windows are also glazed while the ceilings are lined with softboard to the manager's house and plastered and painted to the guest units. The two guest units each accommodate an en suite double bedroom. The accommodation to the manager's house is laid out as follows:

Lounge/dining, Kitchen with store off, Toilet with WC and hand wash basin, Bedroom en suite with WC, hand wash basin and shower

The workshop, staff houses and the squash court

These are constructed of coral rocks beneath pitched GCI roofs. The floors are concrete and lined with cement sand screed. Doors are matchboarded or panel types. The ceilings are open.

8. Floor Areas

| Component | Area (sqm) | Area (sqf) |
|-------------------|-------------------|-------------------|
| 24 x Cottages | 447.14 | 4,813.00 |
| 2 x Family Villas | 279.26 | 3,006.00 |
| Restaurant/Admin | 765.24 | 8,237.00 |
| Squash Court | 77.02 | 829.00 |
| Boutique | 25.92 | 279.00 |
| Staff Houses | 152.36 | 1,640.00 |
| Manager's House | 116.50 | 1,254.00 |
| Workshop | 217.02 | 2,336.00 |
| Standard villas | 787.25 | 8,474.00 |
| Total | 2,867.71 | 30,868.00 |

9. Condition

The club buildings are in a good state of repair and maintenance.

Entrance from the beach



Views from the bar and towards the beach



Swimming pool



Bar and surrounding area



Dining room



Family Cottages



Views of Standard Rooms



