



**BAG A BARGAIN! BE FIRST IN LINE TO VIEW THIS UNIQUE, BUDGET HOME. THE PRICE IS CUT BUT NOT THE QUALITY. IT IS UNDER CONSTRUCTION SO YOU CAN WATCH ITS CREATION! THE ASKING PRICE IS INCLUSIVE OF THE FULLY COMPLETED HOUSE AND AMENITIES MENTIONED. CHECK BACK REGULARLY IF THE DESCRIPTION INTERESTS YOU OR GET IN TOUCH AND I CAN KEEP YOU POSTED!** This smartly compact, newly built home can be found hidden away, in a secluded part of The Gambia. Its a perfect opportunity for a self-sufficient smallholding, 2nd home, holiday let, or anyone who likes the idea of practically **COST FREE LIVING!** It will have 1 double bedroom with built in bedroom shelving and storage, skyline viewing/sitting area, wash room with water operated toilet and shower drain, both plumbed into an underground septic tank. With a separate room for storage. It will sit within 30m by 30m of garden, with a verandah to the front and a producing cashew nut tree which plays host to many colourful birds. It will come complete with a ready-to-use drinking water well and pulley system and a basic solar system that you can power your lights, fan cooling system, fridge, t.v and charge your devices with. This property is tucked inland about 5km, adjacent to the coastline area of Tujering in the tiny village of Kunkajung Mariama. It is roughly 6km from the nearest white sandy beach and the bustling fish landing market village of Tanji, known for its smoked fish and pancakes! Deserted beaches are also just a stones throw away. The views are rural to all sides with just a couple of unused buildings in sight, that don't detract from the view. The land is currently **UNFENCED**. I will make photos and a video available that will show both inside and outside the house, garden and neighbouring grounds, once building is complete. It is not **JUST** property that's for sale here, its a whole new, relaxed lifestyle! If "The simple life" appeals to you, this place will fully subscribe! The home is designed for 1-2 people, to

be extremely cost effective and economical, with building maintenance, annual residency fee and electricity/septic tank being the only extra financial outlay (everything here is done free in the UK). The pricing is really relative to the rest of the state. The average here is £250,000 pound a year for the ground and the annual. Most of this property has no other annual fee (£12.30). Compared to the UK, the parameters of tropical climate is drastically cheaper to live in than the UK and Europe. The USA and Caribbean even more so, yet it has many similarities with these destinations to offer such as beautiful beaches with clean, warm water, slower pace of life and stable weather (no hurricanes either!!). There is plenty of space for a vegetable garden, keeping chickens, small livestock or creating a flower garden. Even a pool is possible. There are NO RESTRICTIONS on foreigners buying or owning land here and the land can be used for ANYTHING you want. I am the sole owner of the land and hold the official 'Transfer of Property' document (pictured below). A sale in Gambia can happen within the same day that you view the property if time is of the essence, so no worries about waiting for a chain.



Gambia CHEAPbed house  
UNDER CONSTRUCTION in  
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to complete. However, if you prefer to hire a lawyer and go that route, you have my full co-operation. I am a British ex-pat and I'm only building because I got a great deal on materials and selling because my husband needs to settle nearer his family here. Gaining RESIDENCY is no problem for anyone who can afford the annual Residency permit and Aliens card of D1500 each (aprox£50 total). No land surrounding my plot is lived on at present, (nor has it been for at least 27yrs), making this a haven for peace and quiet. Just the breeze and the birds to hear. That said, a small hamlet with 3 shops to cover your basic needs is aprox 600m away (not visible from the land). There's also a tiny market 2km away with fresh goods. A bumpy sand road connects K.M with the rest of the world, with a very regular bus service that shakes you about a bit and squeezes you in, but gets you there! Your own car is a viable option too. A 4x4 is recommended for the rainy season living anywhere rural in Gambia. The area has wifi signal and very good mobile phone signal -advantagous for those who don't want to completely give up worldly living or maybe want to start a business from home. The people here are warm, welcoming and friendly to foreigners, no bad vibes will you find. For any questions, please email me at [email protected] or text me on 002207622633 or whatsApp me on +2207622633 (ideally via txt, as the whatsApp signal can be intermittant for calls). If you txt, I can ring you via mobile network, once your interest is firmly established. I will get back to everyone who enquires. Register your interest and be first to grab this unique chance to be on the property ladder! Many thanks, Laura ;