



Luxury 3 Bed Villa For Sale in Brufut Gardens Estate Gambia



Info Agente

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Detalles del anuncio

Propiedad para: Venta
Precio: EUR 99,000

Ubicación

País: Gambia
Publicado: 28/03/2026
Descripción:
Luxury 3 Bed Villa For Sale in Brufut Gardens Estate Gambia

Esales Property ID: es5554999

Brufut Gardens
Brufut
The Gambia

Price in UK pounds £85,000

Exquisite 3-Bedroom Contemporary Bungalow | Brufut Gardens Estate, The Gambia

Discover the perfect blend of coastal serenity and modern convenience with this stunning detached bungalow, located in the highly coveted Brufut Gardens Estate. Known as one of the most prestigious and well-maintained residential enclaves in the Kombo North District, Brufut Gardens offers a lifestyle of security, tranquility, and refined living.

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Priced at £90,000 GBP, this property represents a premier investment opportunity or a dream permanent residence for those seeking the best of 'The Smiling Coast of Africa.'



The Epitome of Prime Location

Location is everything, and this property delivers. Situated within the secure, gated community of Brufut Gardens, you are positioned in the heart of The Gambia's most sought-after district.

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Security & Peace of Mind: The estate is renowned for its quiet streets and professional atmosphere, making it a favorite for expats, professionals, and retirees.

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Proximity to the Coast: You are just moments away from the golden sands of Brufut Beach and the Atlantic Ocean. Enjoy sunset walks or weekend retreats to nearby luxury eco-lodges and beach bars.

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Accessibility: The estate is well-connected to the main coastal highway, providing easy access to Senegambia's vibrant tourist hub (restaurants, banking, and shopping) and a straightforward commute to Banjul or the airport.

Property Overview & Architectural Appeal

This 228.8-square-meter bungalow is designed with both aesthetics and functionality in mind. As an unfurnished canvas, it offers the discerning buyer a unique opportunity to curate their own interior masterpiece from the ground up.

The architecture reflects a modern tropical style, characterized by clean lines and high-quality finishes. The bungalow sits on a generous plot of land, providing a sense of privacy and space that is often hard to find in more densely packed urban areas.

Internal Layout:

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Spacious Bedrooms (3): The property features three well-proportioned bedrooms. The master suite is designed to be a private sanctuary, offering ample space for a king-sized bed and storage.

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Modern Bathrooms (2): Featuring contemporary tiling and fixtures, the two bathrooms are designed to



handle the needs of a busy household or visiting guests with ease.

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Living and Dining: The heart of the home is a bright, airy living space. The open-flow design ensures that natural light permeates the house, creating an inviting atmosphere for relaxation or entertaining.

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Versatile Room Count: With four primary rooms in total (excluding bathrooms), the floor plan is flexible. Whether you need a formal dining area or a dedicated home office, the 228.8 sq meter footprint accommodates your lifestyle.

Outdoor Living & Potential

The bungalow is surrounded by its own private land, offering a buffer from the street and providing plenty of room for outdoor customization.

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Curated Gardens: While the property currently does not feature a pool, the surrounding land provides a 'blank slate.' You have the space to design a lush tropical garden, an outdoor kitchen for al fresco dining, or even a private plunge pool should you desire one in the future.

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Street-Side Charm: The house offers a pleasant street-side view, looking out onto the well-kept avenues of the estate. This ensures easy access and a feeling of being connected to the vibrant community.

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Parking & Access: The plot size allows for secure, off-street parking, a vital feature for those who value convenience and vehicle safety.

A Secure Investment

The Gambian real estate market, particularly in Brufut, has shown consistent resilience and growth. Buying into Brufut Gardens is not just about purchasing a home; it is about securing an asset in a location where demand for high-quality rentals and resales remains high.

At £90,000 GBP, this property is competitively priced for the current market. Because it is sold



unfurnished, you aren't paying for someone else's taste—you are investing in the structure, the land, and the premium location, allowing you to build equity through your own interior design choices.

ABOUT THE AREA

Brufut Garden is situated on a 36-hectare piece of land, comprising more than 500 bungalows, villas, houses and apartments overlooking the Atlantic Ocean. It is located opposite the new construction of the five-star Sheraton hotel, approximately ten minutes from the airport and a five-minute drive to the main Senegambia tourism cluster.

Brufut Gardens is the most modern development in The Gambia. The magnificent features of the estate include all asphalt-covered roads, landscaped terraces and sidewalks, street lighting, garbage collection, street cleaning service and 24-hour security.

All the streets surrounding the farm are lined with more than 1,800 tropical fruit trees. This development, which began in 2003, has seen an average capital appreciation of more than 40% annually.

The Gambia is a small West African country, bounded by Senegal, with a narrow Atlantic coastline. It's known for its diverse ecosystems around the central Gambia River. Abundant wildlife in its Kiang West National Park and Bao Bolong Wetland Reserve includes monkeys, leopards, hippos, hyenas and rare birds. The capital, Banjul, and nearby Serrekunda offer access to beaches.

The Gambia – one blink and you'll miss it. Trace your finger south from the Canaries and you'll come across this tiny West African nation, surrounded by Senegal on all three sides. It may only be 31 miles at its widest point, but what it lacks in size, it more than makes up for in personality. It's dubbed the Smiling Coast of Africa, thanks to its friendly locals. And the best bit? The Gambia runs on UK time, so there's the added bonus of a jetlag-free journey.

Most tourists are drawn to The Gambia's crowd-free coastline. Picture long strips of pale sand that go on and on – all gazing out across the Atlantic Ocean. The high priests of the 50-mile-long shoreline are undoubtedly Kotu and Kololi. These sun-soaked sweeps are big, bold and bustling with action. Here, the sands are accompanied by craft markets and strips of bars and restaurants, where you can tuck in to everything from Lebanese cuisine to Gambian delicacies.

It wouldn't be Africa without some exotic wildlife. And the David Attenborough moments come thick and fast in The Gambia. Its namesake river's teeming with manatees, hippos and crocodiles, while monkeys and birds fill the treetops. Plus, more than 100 chimpanzees rule the islands of the River Gambia National Park. People aren't allowed to step foot on the isles, but you can usually admire the apes from an organised boat tour.

MAiN FEATURES:

- 229m2 of living space



- 500m2 plot
- 3 Bedrooms
- 2 Bathrooms
- Stunning Views
- Private Parking
- Private Garden
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of The Gambia
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com
- Functional and fully developed with sea views
- fantastic transport links
- Choice of accommodation with or without furniture
- 20 minutes drive from Banjul International Airport
- Five minutes from Gambia's main tourism cluster Senegambia/kairabe
- Access to the 5* Sheraton hotel facilities (restaurant, swimming pool ect)
- NAWEC water supply
- weekly garbage collection

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Nuevo: Sí

Común

Dormitorios: 3
Baños: 2
Pies cuadrados terminados: 229 m2
Tamaño del lote: 500 m2

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Información adicional

URL sitio web: http://www.arkadia.com/UAJM-T3306/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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