



## Stunning Bed And Breakfast With Six Bedrooms For Sale in Kombo north district Gambia



### Ügynök információ

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Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 293,372.02

### Elhelyezkedés

Ország:	Gambia
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Leírás:	

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Esales Property ID: es5554940

Kombo north district

3382

Gambia

Prime Investment Opportunity: Brand New 6-Bedroom Boutique B&B in Kombo North

Located in the heart of the thriving Kombo North District, this property represents a rare turnkey opportunity for an investor or a lifestyle buyer looking to step into the Gambian hospitality market. Newly constructed and finished to a high standard, this Bed and Breakfast has been meticulously prepared for its first guests. Due to the owner's sudden change in health circumstances, this pristine asset is now available for immediate acquisition, offering a 'blank canvas' potential that is seldom found in such a prime location.



## The Property Layout & Accommodations

This estate has been intelligently designed to balance communal guest interaction with private, tranquil retreats. The main structure features five spacious bedrooms, each boasting its own private ensuite bathroom. This configuration is ideal for the modern traveler who demands both comfort and privacy. Every room has been fully furnished with contemporary decor, ensuring that the new owner can begin operations on day one without the stress of renovations or interior design projects.

In addition to the main guest wing, the property includes a fully self-contained apartment. Featuring its own bedroom and bathroom, this unit offers incredible versatility. It can serve as a luxury suite for premium bookings, a private residence for an on-site manager, or a comfortable home for the owners themselves while they oversee the daily operations of the business.

## Culinary and Social Spaces

The heart of any successful B&B is its social atmosphere. This property features a separately housed, fully equipped kitchen, keeping the heat and bustle of food preparation away from the guest sleeping quarters. This professional setup allows for high-quality breakfast service and the potential for evening dining or cocktail hours.

Stepping outside, guests are greeted by a dedicated breakfast corner, designed to take full advantage of The Gambia's famous year-round sunshine. This shaded outdoor dining area provides the perfect setting for morning coffee or afternoon tea, overlooking the property's serene grounds.

## Gardens and Leisure Facilities

The exterior of the property is a lush sanctuary. Unlike many new builds, this B&B features a mature, well-maintained garden that provides immediate curb appeal and natural shade. The centerpiece of the outdoor space is a sparkling swimming pool, accompanied by a convenient outdoor shower. Whether guests are returning from a day at the beach or a business meeting in nearby Serekunda, the pool area serves as the ultimate relaxation hub.

## Location & Strategic Advantage

Situated in Kombo North, the property is positioned in The Gambia's most sought-after district. It strikes the perfect balance between the vibrant energy of the coastal tourist strip and the logistical convenience required by business travelers.

\* **Accessibility:** The property is just a short drive from Banjul International Airport (BJL), making it an easy 'first stop' for international arrivals.

\* **Ready for Launch:** Because the property is fully furnished and has not yet hosted guests, the brand reputation is entirely yours to build. There are no legacy reviews or previous management issues to contend with—only the potential for a five-star debut.

This is a poignant sale of a high-quality asset. For the right buyer, it offers a shortcut past the years of



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planning and construction typically required to open a hospitality business in West Africa.

## ABOUT THE AREA

The Kombo North District is the most populous and urbanized local government area in the West Coast Region of The Gambia. Serving as a vital economic engine for the country, it encompasses major residential and commercial hubs like Sukuta, Lamin, and Brufut. Its location is strategically significant, acting as a gateway between the bustling Atlantic coast and the more rural interior of the country.

Economically, Kombo North is a powerhouse driven by a mix of retail commerce, real estate development, and tourism. Many of the country's luxury eco-lodges and beach resorts are located along its coastline, particularly in the Bijilo and Brufut areas. This development has transformed the district from a collection of traditional farming villages into a thriving metropolitan zone that attracts residents from all over West Africa.

Despite its rapid urbanization, the district maintains a unique ecological balance. It is home to the Bijilo Forest Park (commonly known as Monkey Park) and several winding bolongs (creeks) that are essential for local biodiversity. These green spaces provide a necessary contrast to the dense housing and busy markets, offering both locals and tourists a glimpse into the natural flora and fauna of the Gambian coast.

In terms of logistics and travel, Kombo North is exceptionally well-connected. The district is the primary entry point for international visitors, as it houses the Banjul International Airport (BJL), located near the town of Yundum. Most major residential areas within the district are just a 15-to-30-minute drive from the airport, making it the most accessible region in the nation for global travelers.

## MAiN FEATURES:

- \* 240m<sup>2</sup> of living space
- \* 6 Bedrooms
- \* 6 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* 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

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### **Gyakori**

Hálószobák:	6
Fürdőszobák:	6
Kész négyzetméter:	240 nm



Telekméret: 725 nm

## **Rental details**

Furnished: Yes

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.158.968

