



Andavelo House & 50% Share of Business For Sale in Lamu Town Kenya



Информация об агенте

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Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 341,875.27

Местоположение

Страна:	Кения
Адрес:	Neighbourhood,Lamu
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Описание:

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Esales Property ID: es5554720

Utukuni Area.
Lamu Town
Lamu County

Lamu Island
P.O. Box 446
Kenya

A Unique Investment: Andavelo House & 50% Share of Business for Sale in Lamu Town, Kenya

An extraordinary opportunity awaits the discerning investor in the enchanting, centuries-old Lamu Town, Kenya. We are delighted to present for sale Andavelo House, a meticulously restored (2010/2012) six-suite patrician house, alongside a 50% shareholding in its thriving business. This offering is more than just real estate; it's a chance to own a piece of history, immerse yourself in a unique culture, and co-



manage a profitable boutique hotel in one of Africa's most captivating coastal destinations.

Andavelo House: A Testament to Timeless Elegance

Andavelo House, spanning an impressive 600 square meters, is a true architectural marvel. Every detail of its recent restoration has been carefully considered to preserve its authentic Swahili heritage while integrating modern comforts. The house is a testament to the skilled craftsmanship of the region, featuring beautifully appointed custom-made furniture throughout all six suites and the inviting common areas.

The property rises majestically, comprising three floors including the ground floor, and is strategically situated at the rear of Lamu Town, offering a serene escape from the bustling waterfront while maintaining easy access to its vibrant life.

Ground Floor: A Hub of Hospitality and Relaxation

The ground floor of Andavelo House is designed for both functionality and guest comfort. Upon entering, you are greeted by a welcoming entrance hallway that leads into the various communal spaces. The heart of the floor is a large, semi-sectioned dining and common room/relaxing area, providing ample space for guests to unwind, socialize, and enjoy meals. The dining area, conveniently located close to the kitchen, can comfortably seat a total of 14 people around locally made Lamu-designed tables and chairs of high quality, reflecting the region's unique aesthetic.

For culinary needs, a well-equipped kitchen and a practical store room ensure efficient service. A distinctive feature of the ground floor is the inviting indoor dip pool, measuring a generous 4.10 x 1.80 meters and 1.30 meters deep. This private oasis provides a refreshing respite from the tropical warmth. Adjacent to the pool, a shower area and a dedicated massage room further enhance the guest experience, offering spaces for relaxation and rejuvenation.

Exquisite Suites: Comfort and Authenticity on Upper Floors

Andavelo House boasts six spacious bedrooms, all of which are en-suite with private showers and toilets, ensuring utmost privacy and convenience for guests. Each room is a sanctuary of comfort, thoughtfully equipped with essential amenities:

- * Fans for cooling
- * Large, traditional Lamu double beds for luxurious sleep
- * Surround mosquito netting for undisturbed rest
- * Soft carpets underfoot
- * Ample wardrobes for storage
- * Convenient electrical outlets
- * Functional desks and chairs for work or leisure
- * Thoughtful lighting

A defining characteristic of the house, in keeping with traditional Swahili architecture, is that all windows



are open (no glass) and are closed with charming shutters. This unique design choice ensures privacy is not a concern while providing agreeable cross-winds in each room, facilitating natural ventilation and a pleasant indoor climate.

The layout of the upper floors is thoughtfully designed. The 1st Floor features 129 SQM dedicated to two large adjoining bedrooms on the south wing, along with a 43.98 SQM bedroom on the north wing. The 2nd Floor mirrors this, with another 129 SQM for two large adjoining bedrooms on the south wing and a 43.98 SQM bedroom on the north wing. Additionally, the house benefits from a 129 SQM flat roof terrace area on the south wing and a 43.98 SQM roof terrace on the west wing, offering potential for stunning panoramic views and additional guest leisure space. The total floor space as per the title deed is 600 SQM.

Unique Location and Open Views

Andavelo House benefits from a remarkably unique and advantageous position within Lamu Town. It has only one adjoining neighbour, with two other properties situated across the narrow streets. Crucially, the fourth side of the house is 'open' as the adjacent site is the revered Traditional Lamu House Museum. This protected status means no development is allowed on that adjoining plot, granting Andavelo House an open view onto the spectacular Lamu Sound. This unobstructed vista is a rare and highly coveted feature in the dense urban fabric of Lamu Old Town, offering serene water views and a refreshing sense of space. While there is no garden in the traditional sense, the open museum site offers a metaphorical extension of tranquility.

A Thriving Business Opportunity

Andavelo House is not merely a residence; it is a going concern with a solid reputation, often referred to as a Boutique Hotel. The business is efficiently managed with 3 permanent staff members, ensuring smooth operations and high-quality guest service. Impressively, the house manages itself from its own income, demonstrating its financial viability and profitability.

The property is owned by a company with two directors, each holding an equal share. This offering specifically pertains to a 50% shareholding in the company, granting all equal rights and privileges to the new owner. The company is registered in Kenya and adheres strictly to legal requirements, providing annual accounts as required by law (available to serious buyers only), ensuring full transparency and due diligence. A unique perk for a director is the ability to book any room or even the entire house at no cost, offering an incredible benefit for personal use or entertaining.

Lamu Town: A UNESCO World Heritage Site and Cultural Haven

Lamu Town, a UNESCO World Heritage site, is a living museum, a captivating working fishing port that transports visitors back in time. Life here moves at a different pace, largely dictated by the tides and the gentle rhythm of dhows. Transport within the town is primarily by boat, and donkeys navigate its narrow, winding alleyways. Access to and from the airport is conveniently arranged by boat, adding to the island's unique charm.



The island offers a rich tapestry of activities and experiences:

- * Traditional dhow sailing excursions across the serene Lamu Sound.
- * Water-skiing for the adventurous.
- * Snorkelling in the pristine, clear waters.
- * Camping on secluded beaches.
- * Deep-sea fishing trips.
- * Fine dining in exclusive restaurants or savoring local delicacies in the many authentic eateries.
- * For the truly energetic, a challenging 10-kilometer remote beach walk awaits.
- * Explore numerous museums and browse unique artefact shops showcasing local crafts and history.

While there is no golf course on the island, the possibility has been discussed over the years, hinting at future recreational developments.

Investment Details

This exceptional opportunity is offered at a price of 300,000.00 EUR (Euros). The house's restoration was completed in 2012, ensuring its excellent condition. It features 6 bedrooms and 7 bathrooms, providing ample accommodation and facilities. The total floor space, as per the title deed, is 600 SQM, with detailed breakdown for each floor wing and terrace areas, confirming its generous dimensions. The property is fully furnished, ready for immediate operation or personal enjoyment, and includes a private indoor dip pool. While there is no traditional garden, the open space provided by the adjacent museum ensures an open, airy feel.

Andavelo House offers a rare blend of historical authenticity, modern comfort, and a lucrative business venture in one of the world's most enchanting and culturally rich destinations. This is an invitation to own a piece of paradise and be part of Lamu's timeless story.

ABOUT THE AREA

Lamu Town is the historical heart of Lamu Island, nestled off the coast of Kenya in East Africa. As a UNESCO World Heritage site, it holds the distinction of being the oldest and best-preserved Swahili settlement in East Africa, retaining its traditional functions. The town's unique charm lies in its narrow, winding alleyways, where the primary mode of transport remains donkeys and dhows (traditional sailing vessels). This car-free environment contributes significantly to its tranquil atmosphere and preserves its ancient character. Situated on the southern part of Lamu Island, the town looks out onto the serene Lamu Sound, offering picturesque views of the water and neighboring islands. Its strategic location historically made it a vital trading post, fostering a rich cultural tapestry influenced by African, Arab, Persian, Indian, and European interactions over centuries.

The architectural style of Lamu Town is distinctive, characterized by intricately carved wooden doors, coral stone houses, and cool inner courtyards. Andavelo House, located at the rear of the town, benefits from a particularly unique position. Its direct proximity to the Traditional Lamu House Museum, a protected site where no development is allowed, provides it with an invaluable open view onto the Lamu Sound. This ensures unobstructed vistas and a sense of spaciousness rarely found within the dense urban



fabric of the Old Town. While offering a quiet retreat, the house remains easily accessible to the vibrant life of the port, its bustling market, numerous museums, and artifact shops, allowing residents and guests to fully immerse themselves in the local culture.

Life in Lamu revolves around its maritime traditions and the rhythmic flow of daily life shaped by the tides and the calls to prayer. The local economy is still heavily reliant on fishing, dhow building, and tourism. Visitors can enjoy a plethora of activities that leverage the island's natural beauty and cultural richness, including dhow sailing excursions, snorkeling in the clear waters, deep-sea fishing, and exploring secluded beaches. The town also offers a unique culinary experience, with opportunities to savor fresh seafood and traditional Swahili dishes in various local and exclusive restaurants. The blend of historical significance, vibrant local life, and pristine natural surroundings makes Lamu a truly captivating destination.

For international and domestic travelers, accessing Lamu Island typically involves flying to Manda Airport (LAU). This airport is located on Manda Island, directly across the channel from Lamu Town. Upon arrival at Manda Airport, the onward journey to Lamu Town is uniquely completed by a short, scenic boat ride, which is often pre-arranged by hotels or property owners. While Manda Airport primarily handles domestic flights from major Kenyan cities like Nairobi (Jomo Kenyatta International Airport – NBO and Wilson Airport – WIL) and Mombasa (Moi International Airport – MBA), it serves as the essential air gateway to the entire Lamu archipelago. There are no other major airports directly serving Lamu Island itself, making Manda Airport the sole and crucial access point by air.

MAiN FEATURES:

- * 600m² of living space
- * 1000 m² plot
- * 6 Bedrooms
- * 7 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 Kenya
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com
- * house has its own water well and WiFi
- * Electricity provided by KPLC – Kenya power and Lighting
- * Water pumps and hot water by solar

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Состояние: Excellent

Общие

Спальни: 6



Ванные комнаты: 7
Готовые кв.м.: 600 кв м
Площадь участка: 1000 кв м

Rental details

Furnished: да

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.429.962

