

The background image shows a modern, multi-story apartment building with large glass windows and balconies. In the foreground, there is a swimming pool with lounge chairs. Two palm trees stand near the pool. The scene is set at dusk or dawn, with a soft, dimly lit sky and water reflecting the ambient light. The overall atmosphere is serene and luxurious.

# Seaview Luxury Apartments - Frequently Asked Questions

Seaview Luxury Apartments is a premium residential development at Kololi, The Gambia, offering 90 meticulously designed luxury apartments across four floors, featuring spacious terraces and contemporary open floor plans.

# Project Overview

Seaview Luxury Apartments is a premium residential development offering 90 meticulously designed luxury apartments across four floors, featuring spacious terraces and contemporary open floor plans.

Seaview Luxury Apartments is located in Kololi at Duplex road, just 150 meters from the beach, providing residents with convenient beach access and ocean views.

The development is being built by HY Investment Group Limited, a respected real estate development company focused on creating premium residential and mixed-use properties in The Gambia.



Construction is progressing on schedule with completion and handover planned for the last quarter of 2027. We provide regular construction updates to all investors.

Seaview Luxury Apartments offers a rare combination of premium beachside living, exclusive amenities including dual infinity pools on the 5th floor rooftop, modern design, flexible payment options, and a prime location that's close to both the beach and urban conveniences.

# Property Types & Specifications

**Seaview offers 90 luxury apartments across four floors:**

- 45 One-bedroom apartments
- 41 Two-bedroom apartments
- 4 Three-bedroom apartments

## **One-bedroom**

77-83 m<sup>2</sup> total area

## **Two-bedroom**

116-144 m<sup>2</sup> total area

## **Three-bedroom**

166 m<sup>2</sup> total area

All units include spacious private terraces.

Details will be submitted by the developer. The development will feature premium finishes throughout with high-quality materials. Specific details about tiles, sliding doors, interior and exterior wall construction, door types, hardware, and sanitary facilities will be provided as construction progresses.

For now, no furniture package is offered. If furniture packages become available in the future, buyers will be informed.

No appliance package will be offered. The developer recommends preferred suppliers Quality Kitchen and LG for competitive pricing on high-quality appliances.

Air conditioning units are not included and will need to be purchased separately. They can be purchased from the preferred supplier, LG Gambia (Sales Department: +220 790 9091), and installed after apartment handover.

No appliances are included in the kitchen, offering you the freedom to choose your brands and budget according to your preferences. The developer recommends preferred suppliers Quality Kitchen and LG.

All apartments have sea views, with varying degrees of visibility depending on their specific location. Apartments at the back overlook the Bamboo Village Resort with an unhindered view to the ocean, while front-facing apartments overlook the road.

# Pricing & Payment

Prices start from €94,200 with various options based on unit size and location:

One-bedroom	€94,200 - €100,100
Two-bedroom	€139,920 - €157,300
Three-bedroom	€219,120 - €237,380

## Flexible Payment Options



### Standard Payment Plan

- €2,500 Booking Fee (Non-Refundable)
- 20% (Less Booking Fee) within 7 days from Booking Date
- 80% in quarterly installments until Q4 2027



### Down Payment Plan (5% OFF)

- €2,500 Booking Fee (Non-Refundable)
- 50% (Less Booking Fee) within 7 days from Booking Date
- 50% in quarterly installments until Q4 2027



### Outright/Cash Payment Plan (10% OFF)

- €2,500 Booking Fee (Non-Refundable)
- 100% (Less Booking Fee) within 7 days from Booking Date

Yes, buyers receive a 5% discount for 50% upfront payment and a 10% discount for 100% cash payment.

A non-refundable booking fee of €2,500 is required to secure a unit, followed by the initial payment (20% or 50% less booking fee) within 7 days.

Installment payments are made quarterly until Q4 2027. The number of quarterly installments will be adjusted based on your purchase date, with all payments scheduled to complete by the end of 2027.

# Investment Potential

Based on current market analysis and comparable properties in the area, investors can anticipate competitive returns given the prime location, quality of finishes, and limited supply of comparable luxury developments in The Gambia.

The Kololi area is highly sought after by both tourists and expatriates, offering strong rental potential throughout the year. The beach proximity and premium amenities make Seaview particularly attractive to the rental market.

The Gambian luxury real estate market has demonstrated strong growth and resilience, with average prices for premium developments ranging from €1,150 to €2,150 per m<sup>2</sup>. Beachfront and sea view properties typically enjoy stronger appreciation rates than inland properties.

Yes property management services will be in place. Information on property management services will be provided closer to completion.



**Prime location 150 meters from the beach in Kololi**



**Quality construction to international standards**



**Comprehensive amenities including rooftop facilities**



**Flexible payment plans**



**Strong rental potential**



**Limited supply of comparable luxury developments**

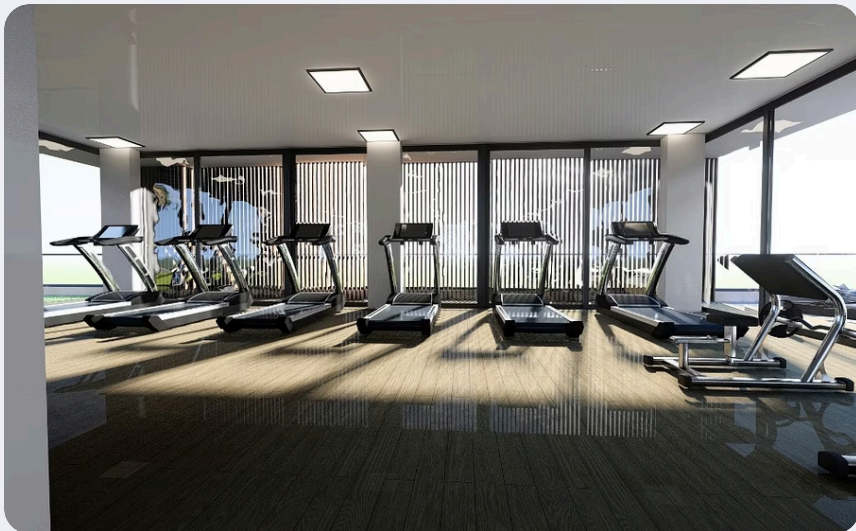


# Amenities & Facilities



## Rooftop Infinity Pools

5th floor rooftop with dual infinity pools offering panoramic ocean views



## Fitness Center

State-of-the-art fitness center equipped with modern exercise equipment



## Exclusive Residents' Lounge

Sophisticated space for relaxation and socializing

### Seaview features extensive amenities including:

- 5th floor rooftop with dual infinity pools
- State-of-the-art fitness center
- Exclusive residents' lounge
- Panoramic rooftop terrace
- Landscaped gardens and recreational areas
- 24-hour security
- Ground floor retail shops, restaurants, and office spaces

Yes, Seaview Luxury Apartments is located just 150 meters from the beach, providing convenient access to the shoreline.

Yes, the development includes dual infinity pools on the 5th floor rooftop with ocean views and a modern fitness center equipped with state-of-the-art equipment.

The development offers 24-hour security to ensure residents' safety and peace of mind.

Yes, the ground floor will feature a carefully curated selection of retail shops, restaurants, and cafés providing diverse dining options, as well as professional office spaces.

# Legal & Ownership



All Seaview Luxury Apartments are sold with secure sub-lease ownership titles, providing you with complete ownership rights to your property for a 99-year period with auto-renewal.

Yes, foreign nationals can purchase property at Seaview Luxury Apartments.

The property transfer process follows Gambian law and will be handled by the developer's legal team to ensure a smooth and secure transaction.

There are no specific restrictions on resale. Owners are free to sell their property at any time.

The development has received all necessary permits and approvals from relevant authorities to ensure compliance with local regulations.

# Community & Surroundings

Kololi is one of The Gambia's most desirable areas, known for its beautiful beaches, vibrant atmosphere, and mix of local and international establishments.

Seaview is conveniently located near major tourist areas, restaurants, and shopping facilities in the Kololi area.

The Kololi area is known for its variety of dining options and retail establishments. Additionally, the ground floor of Seaview will host shops and restaurants for residents' convenience.

The development offers good connectivity to major roads and transportation options in the area.

The area is well-serviced with essential amenities including medical facilities, schools, and other services required for comfortable living.

## Sustainability & Design

The development is designed with modern sustainability practices in mind, incorporating efficient use of resources and energy-saving features.

The development is being designed by a team of experienced architects and designers specializing in luxury residential properties, though specific details are not yet available.

Detailed information about construction methods and materials will be submitted by the developer as construction progresses.

The properties are designed with energy efficiency in mind, though specific ratings and features are not yet detailed.

There will be no smart home features implemented but you can do so once you have taken access to your apartment.



# Purchase Process

## Select & Reserve

Select your preferred unit from available inventory, complete the reservation form, and pay the non-refundable booking fee of €2,500

Standard identification and financial documentation will be required. Specific requirements will be provided during the reservation process.

Site visits can be arranged through Gamrealty, the exclusive Lead Sales Agent for Seaview Luxury Apartments.

The initial reservation and contract signing process typically takes 1-2 weeks from initial interest to finalized sales agreement.

Gamrealty is the exclusive Lead Sales Agent for Seaview Luxury Apartments and can provide comprehensive assistance throughout the purchasing process.

## Maintenance & Management

The monthly management fee will be calculated at €1 (one euro) per m<sup>2</sup> per month, multiplied by 12 months annually. For example, a 100m<sup>2</sup> apartment would incur a €100 monthly fee (€1,200 annually).

Details regarding property management are not yet available. This information will be provided closer to completion.

Service charges will cover common area maintenance, security, and general upkeep of the development's amenities and facilities. A detailed breakdown will be provided closer to completion.

Information regarding a homeowners' association is not yet available but is expected to be established to represent owners' interests and manage common concerns.

Asset fund contribution for future maintenance is not determined yet. Details about warranties and structural guarantees will be provided closer to completion.

## Sign & Pay

Sign the reservation agreement, make the initial payment (20%, 50% or 100% less booking fee) within 7 days, and sign the sales agreement

## Payment Plan

Commence your chosen payment plan with quarterly installments until completion in Q4 2027

**Visit [seaviewluxuryapartments.com](https://seaviewluxuryapartments.com)**

**for more detailed information, photos, floor plans, news and Reservations or contact Gamrealty at +220 401 9707 (Whatsapp) or email [inf0@seaviewluxuryapartments.com](mailto:inf0@seaviewluxuryapartments.com).**