Ocean View Beach House

Xai-Xai Eco-Estate

Praia do Xai-Xai, Mozambique.

Rentals and Shared Ownership Resales

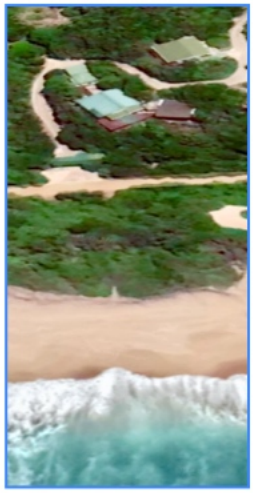
Introduction

Ocean View Beach House is a privately owned syndicated holiday home situated in Xai-Xai Eco-Estate at Praia do Xai-Xai in the Gaza Province of Mozambique. The house is a stone's throw from the Indian Ocean. Praia do Xai-Xai is a popular holiday spot renowned for its great fishing, endless beaches and diving. Ocean View Beach House is perfectly positioned to begin or end a bush to beach adventure either from the southern Kruger National Park or from Phalaborwa via the Kruger and the Limpopo National Parks to the Mozambique Coast.

Getting There

Ocean View Beach House is an easy drive from the Lebombo border post near Komatipoort. The road is tarred all the way to Praia do Xai-Xai. Follow the N4 from Gauteng to the Lebombo border post just beyond Komatipoort. Once through the border continue on the toll road towards Maputo until you see the turnoff to the EN1 (the main road to the north) and the town of Xai Xai. Xai-Xai is approximately 220 km north of Maputo. Pass through the Xai-Xai town centre and continue to the turnoff to Praia do Xai-Xai (R851). Follow this road to Praia do Xai- Xai. When you get to the traffic circle proceed left down the hill towards the beach. From the Campiso site follow the sandy road that runs along the beach for about 4 km until you see the entrance to Xai-Xai Eco-Estate on the left. Check-in at reception.

Location



Ocean View Beach House (Casa A) is located as close to the beach as is legally possible. In fact it is only 100m from the high tide mark. The house offers an ideal and easily accessible base from which to enjoy a relaxing Mozambique seaside holiday.

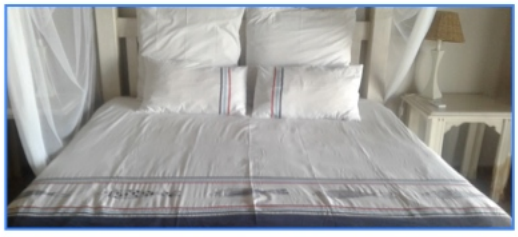
Features of Ocean View Beach House

- Close to the beach with magnificent uninterrupted panoramic Indian Ocean views.
- Wrap-around wooden decks with private pool.
- Pool deck gazebo and gas braai.
- Spacious open plan kitchen, dining room and lounge.
- Fridge and freezer.
- Comfortable and tastefully furnished.
- DSTV.
- Air-conditioning and fans.

Ocean View Beach House is ideally suited to family groups and can accommodate a maximum of 12 people sleeping 8 adults and 4 children comfortably. The house has five bedrooms and 4 bathrooms (Three are 3 *en-suite*; one is shared). Bedrooms have mosquito nets. They are configured as follows:

- Two bedrooms have king size double beds
- Two bedrooms each have 2 X three quarter beds
- One bedroom has 2 X three quarter double bunks suited for kids.

Bed linen and bath towels are provided. You need to bring your own beach towels.



In addition to the above the house has:

- Undercover parking. Garage and double carport.
- Daily servicing
- Main gate security and patrols.

Xai-Xai Holiday Experience
Xai-Xai is a legendary Mozambique fishing, swimming and diving spot. Boats are launched from a designated facility near the main beach.

There are a number of restaurants and pubs along the beachfront at Praia do Xai-Xai. It is always best to enquire locally.

Rentals, Bookings and Rates

- Ocean View Beach House is let out subject to availability in its entirety.
- Weeks run from Thursday to Thursday.
- Rates vary according to season and have been kept affordable.
- A refundable upfront breakage deposit is required.
- There is a cancellation policy. Further details are available on enquiry.

To enquire about renting the beach house and associated rates please call Kamala during office hours on +27113277620 or 0800117622 (toll free) or email kamala@winchestermarketing.com

Ocean View Beach House

Shared Ownership Investment Opportunity

If you love Mozambique and the wonderful holiday experiences it offers, you could consider acquiring a share in Ocean View Beach House. The beach house is a syndicated holiday home. Ever since the first year of use in 2008 only one syndicate slot has ever exchanged hands. There is always a possibility that one of the long-standing syndicate members may decide to part with their share. Be sure to get your name on the contact list to avoid disappointment or contact Mike Whiting right away. The benefit of a shared ownership holiday home is that all operational costs of the facility are split between the owners according to their respective shareholdings. This makes ownership and maintenance much more affordable than is the case where a holiday home is owned by a single individual. The use of time at Ocean View Beach House is based on selecting one's preferred weeks from a calendar that is circulated to all members at least 6 months in advance of the start of the new calendar year. Weeks at Ocean View Beach House run from Thursday to Thursday.

If you are interested in acquiring a share in this Mozambique seaside holiday home please call Mike Whiting for availability and further details on +27825515276 or email michaelwhiting43@gmail.com

Winchester
MARKETING
PRESTIGIOUS LIFESTYLE PROPERTIES