

MULULU HOUSE





## MULULU HOUSE Kitwe, Zambia



House frontage, Front Garden and East Garden

### Introduction

This is an exceptional residential property situated in the top location of Kitwe's prime Riverside area.

The property is located in a private, quiet & highly secure crescent some 150m distant from the main road and immediately adjacent to a Government high-security area.

The availability of this property presents a rare opportunity to secure a fine quality, pre-independence period home, beautifully maintained, on a large corner plot and in a top location, with ample space for further development of an additional house, apartment/s and/or offices.

### History & Design

The property was built in 1960 in the design style of the 1960s California 'outdoor living' tradition. The main living area features an open-plan, sliding glass screen-wall design, giving free access and wide views to the paved verandah & pool terrace, living & entertaining area, garden terrace area and the gardens beyond. In addition, the family/TV room, two-way bar, master bedroom, bedroom-wing and entrance-utility area each have their own access to this outdoor area. These features combine to provide a very light & airy house with open access from all parts of the home to a very private indoor/outdoor living and entertaining area - and maximum opportunity to enjoy Zambia's exceptional climate to the full.



House frontage, Front Garden & Car Park





#### **Land**

The plot is a large corner stand of over 0.33Ha (>3,300 sq m) bounded on all sides by a 2.4m wall with electric fence security, all encompassing old-established and well-maintained gardens. The gardens are spacious and include lawns, many indigenous trees & plants and a wild bird garden with over 40 bird species recorded. The plot's top location provides an exceptional level of security, privacy and peace & quiet.

#### **House Construction**

The house construction is of exceptionally high-quality specification including:

- Imported engineering face-brick walling throughout (bedroom wing render finish)
- Imported Marley-tile roof
- Lounge, dining & family rooms - Italian ceramic tiled floors
- Bedrooms (3) & Dressing Room - Rhodesian Teak parquet flooring (recently refinished)





### Accommodation

The main house comprises:

- Main entrance porch
- Reception lobby/study
- Main lounge (open plan), with fireplace & chimney, opening via large screen-wall sliding window onto outdoor pool terrace/entertaining area
- Dining room (open plan)
- Utility/west entrance, opening onto car port and pool terrace/entertaining area
- Kitchen & Pantry, with staff entrance
- Fully fitted kitchen of solid wood units & worktops, Whirlpool oven & ceramic hob, free-standing oven & baking units of solid wood with stone worktops
- Family/TV room, opening onto pool terrace/entertaining area
- Two-way bar (inside-outside), opening onto both lounge and pool terrace area
- Master bedroom, ensuite with dressing room & bath/shower-room, with private access opening onto pool terrace/entertaining area
- Two further bedrooms with shared en-suite bath/shower room & WC room
- Bedroom wing corridor, with access opening onto pool terrace / entertaining area
- Large loft/storage space
- Double car port

### Other Buildings & Installations

Other buildings & installations include:

- DSTV roof-mounted dish installation, wired to Family/TV Room
- High-capacity borehole, pump & controls and water supply installation complete with two high-level storage tanks and house & garden reticulation
- Mains & solar power back-up installation including solar panels, control units, voltage regulator, mains inverter, solar inverter, high quality solar batteries in safety cabinets, independent & isolated solar connection installation to key points in living area
- Swimming pool, paddle pool & fountain (completely refurbished 2015)
- Pool room and pool pump & filtration installation (replaced new 2015)
- Servants quarters & servants yard
- Staff shower & WC
- Workshop/store room
- Garden store
- Wall fence 2.4m all round with electric fence security
- Automatic electric sliding roller gate access
- Large kitchen yard and vegetable garden



Front Gardens, Car Park & Main Access

### Land Use Summary

Item	Plinth (slab) area	Gross floor area (living)
House:	250.10 sq m	225.68 sq m
Terrace Verandah (roofed):	28.44 sq m	28.43 sq m
Porch & Main Entrance (roofed):	9.42 sq m	9.42 sq m
Carport (roofed):	24.06 sq m	24.06 sq m
<b>House Living Area sub-totals:</b>	<b>312.02 sq m</b>	<b>287.59 sq m</b>
Outbuildings - servant's quarters:	30.87 sq m	28.00 sq m
Outbuildings - stores etc.	15.98 sq m	14.00 sq m
<b>Outbuildings sub-total:</b>	<b>46.85 sq m</b>	<b>42.00 sq m</b>
<b>Total Developed Area / Improvements:</b>	<b>358.87 sq m</b>	<b>329.59 sq m</b>
Pool Terrace:	253.00 sq m	
External car parking:	460.00 sq m	
Garden Areas:	2,239.00 sq m	
<b>Total Plot Area:</b>	<b>3,310.87 sq m</b>	



Pool Terrace & Bird Garden



### Offers

Offers for private sale are invited from: US\$ 385,000  
(excluding fees & transfer taxes, and  
subject to availability/prior sale)

### Furnished Sale Option

The owners will consider offers for the sale of the property complete with furniture.

### Photographs & Design Drawings

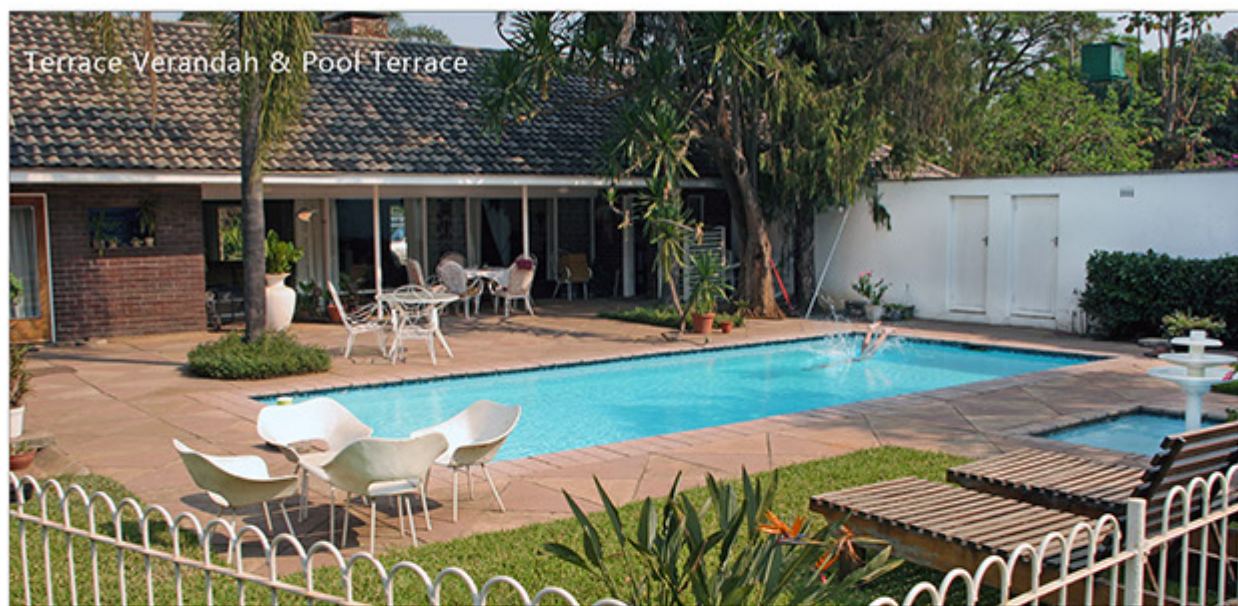
Attached are indicative design drawings and various additional photographs of the property for the reference and guidance of prospective buyers/tenants.

### Viewings

Viewing of any part of the property is strictly private and by appointment only. To arrange an appointment please call: +260 966 992999.

### Exclusions

Unless specifically stated to the contrary, those fixtures & fittings and items of equipment which are permanently built-in or fixed in place are included in the sale. Those fixtures & fittings, items of equipment and other items including all items of furniture and the like which are not permanently built-in or fixed in place are EXCLUDED.



### Notice

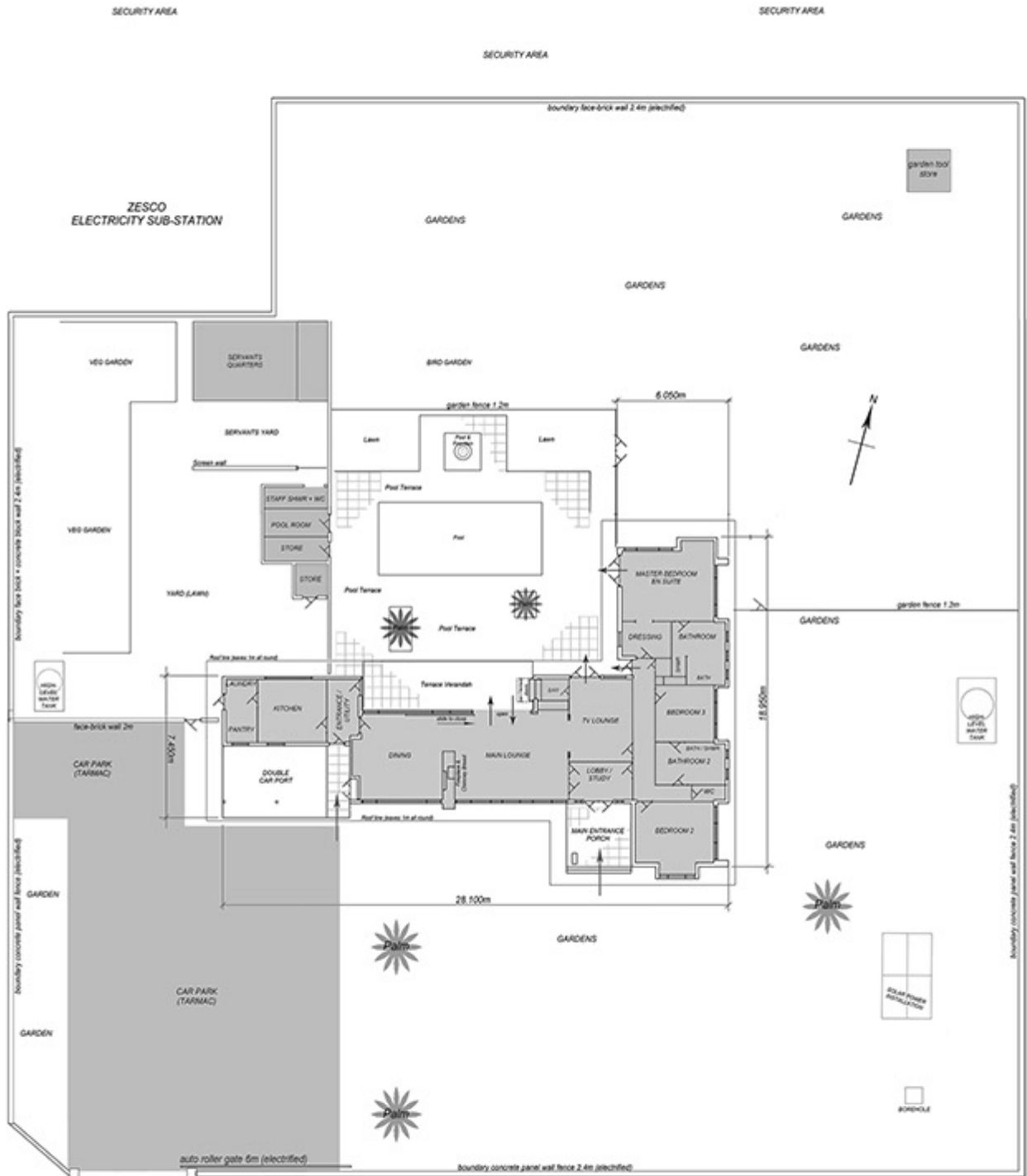
The owners give notice that:

The owners shall not be obligated to accept the highest nor any offer.

The particulars provided herein & attached and elsewhere including in any discussions regarding the property are given in good faith and are a general guide only and are provided without any obligation or guarantee whatsoever on the part of the owners and shall not in any circumstances constitute or form an offer nor any part of an offer nor shall they constitute a contract nor any part of a contract and will not in any event be a representation or warranty on the property. Any measurements, areas, distances and descriptions are approximate only for use as a guide. Services, equipment and facilities have not been tested for the purposes of the production of this document or for the purposes of sale/rental and prospective purchasers should satisfy themselves by inspection or survey by appointment only.

All agreements made in regard to the sale/rental or possible sale/rental of the property herein shall be made only in a Contract of Sale or Contract of Rental and such Contract shall upon signature by the owners be the entire and only agreement.

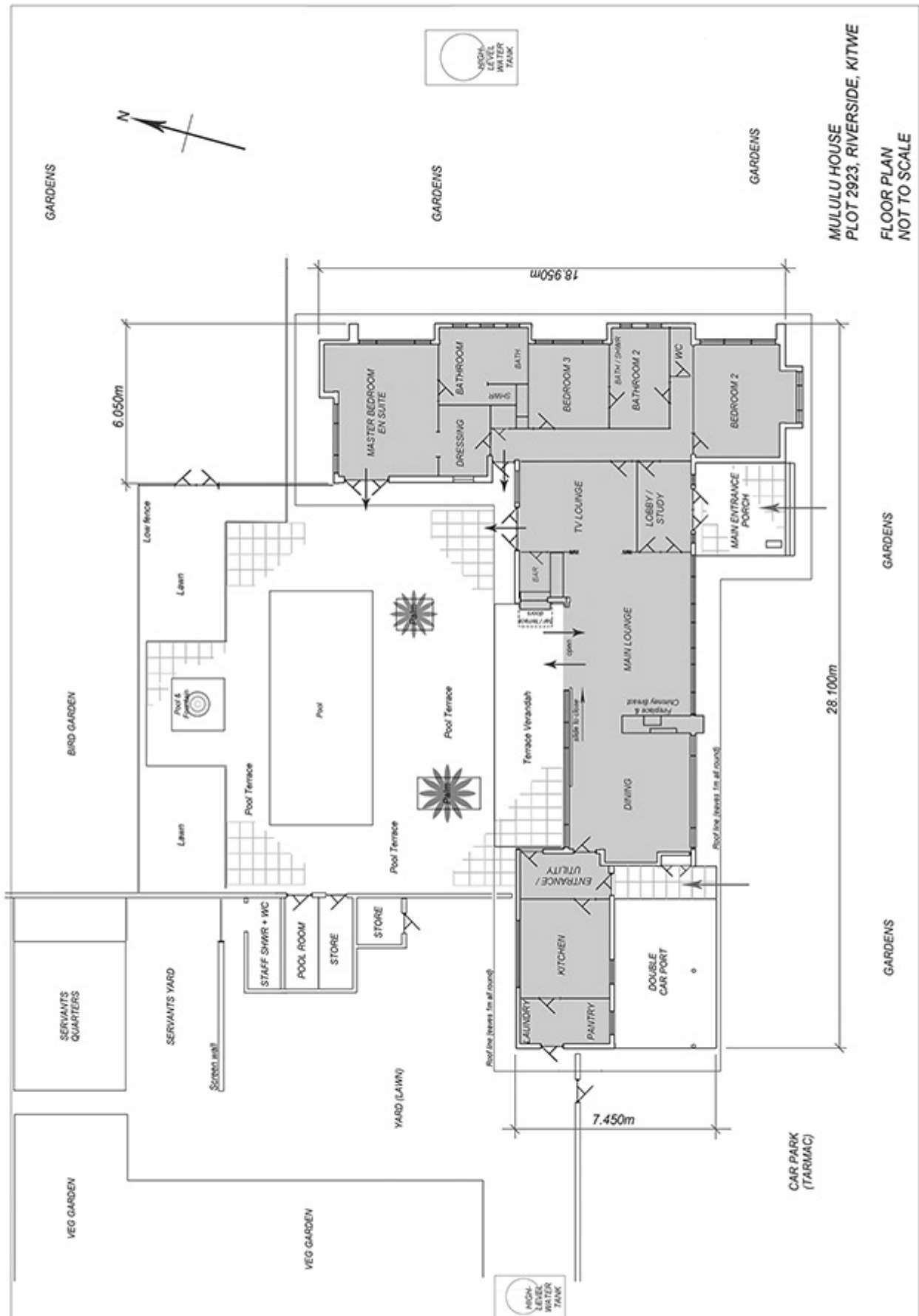
## DESIGN DRAWINGS - SITE PLAN



MULULU HOUSE  
PLOT 2923, RIVERSIDE, KITWE  
SITE PLAN  
NOT TO SCALE

# DESIGN DRAWINGS - FLOOR PLAN

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Two-way, inside-outside Bar



Family-TV Room &amp; access to Pool Terrace



Family-TV Room





Main Lounge, Sliding Glass Screen Wall & Terrace Verandah





Master Bedroom & En-Suite Bath/Shower Room



Master Bedroom & access to Pool Terrace

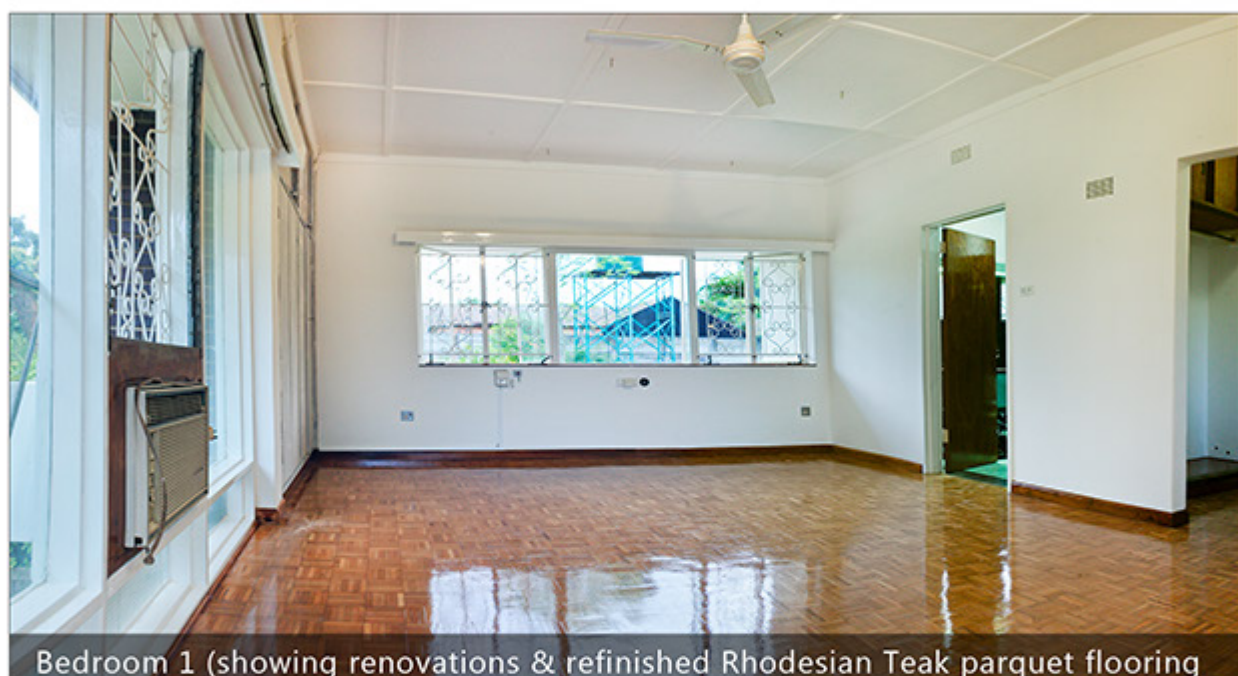


Master Bedroom en-suite Bath/Shower Room





Bedroom 1 (showing renovations & refinished Rhodesian Teak parquet flooring)



Bedroom 1 (showing renovations & refinished Rhodesian Teak parquet flooring)



Bedroom 3 (showing newly refinished Rhodesian Teak parquet flooring)



Bedroom 3 & (shared) en-suite Bathroom





Pool Terrace: outdoor entertaining



