



**0.88 ACRES - \$115,000**  
**1.52 ACRES - \$225,000**  
**1.56 ACRES - \$225,000**

**BUILD YOUR DREAM HOME  
WITH FANTASTIC VIEWS**

LEOPARDS HILL  
**PRIME  
PLOTS**  
For Sale



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## Nestled in the heart of Leopards Hill

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**EXCLUSIVE**

## BUILD YOUR OWN PRIVATE GETAWAY

Three exclusive and prime plots are for sale in Leopards Hill, Lusaka. Located close to the American school, The Village, and Leopards Hill Shopping Mall, these plots offer convenience combined with peaceful tranquillity.

The plots straddle the side of hill rising above the Lusaka skyline with incredible views that look out over the city towards the south west. And because of strict building guidelines, you are guaranteed not to have that peace broken by unwieldy and cramped developments surrounding you.

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## MUKUYU PLACE

This is a planned development offering a high level of services and a well-managed public environment. The plots are serviced by two bore-holes, one of which is solar powered ensuring water will always be in supply.

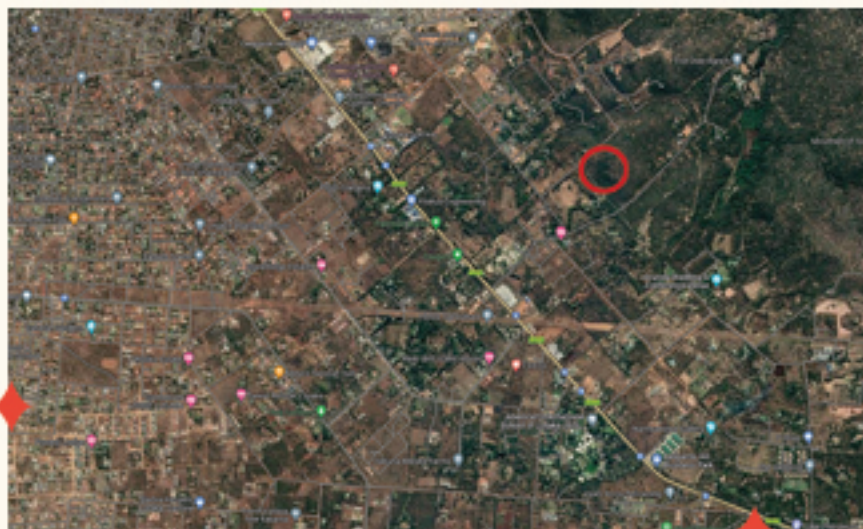
A Zesco transformer is close by for easy access to electricity. The estate is under 24 hour security with a manned entrance at all times and the service roads around the estate are paved.

As each plot is nestled up the side of a steep hill, the views offered are second to none. And with a mature bush with large trees and dense shrubbery, privacy from neighbours is assured.

A Property Owners' Association (POA) is to be established which will ensure building guidelines are adhered to. This will ensure no unsightly buildings and dense complexes will ever be built on the estate, preserving your exclusivity.

Whilst construction of your home may prove challenging initially, there are architect plans available that provide potential designs that fit seamlessly into the landscape and take full advantage of the hill's incline, maximising your views and providing a unique and ultra modern home.

However, you are free to use your own designs provided it blends in and complements the natural surroundings and that each Private Owner can enjoy the beauty and tranquillity that the property has to offer. So height restrictions and the number of buildings allowed on each plot will apply.



## Maintaining Exclusivity

Anyone who purchases land within the estate will be required to agree to certain building guidelines and restrictions. These guidelines should not be seen as restrictive, but rather as a tool to maintain an overall design language for the development, whilst allowing reasonable flexibility for individual expression.

The purpose of these Guidelines is to ensure that each Private Owner enjoys his/her property and the tranquillity of the surrounding area without undue disturbance and that no Private Owner carries on such activities or constructs such buildings that may directly and adversely impair the enjoyment by another Private Owners.

This not only protects your own investment, but also maintains the exclusivity of the estate and your home within it.



## Protecting Your Investment

In agreeing to the guidelines you will undertake to create a living environment that blends in and complements the natural surroundings in which each Private Owner can enjoy the beauty and tranquillity that the property has to offer.

You are free to determine your own designs for your home but will take into account that you will be living in close proximity with your neighbours and will therefore construct a home in such a manner that emphasizes good neighbourliness and in such a way so as to embraces the natural environment.

As your neighbours will be doing the same under the same guidelines, the natural beauty of the estate and your investment within it will never be under threat from urbanisation and poor planning initiatives that can often ruin a neighbourhood.

## Protection From The Creep Of Urbanisation

In order to ensure that the character and functionality of the development is achieved and sustained, all developments have to comply with certain minimum architectural guidelines which are intended to ensure that developments contribute to the creation of a sense of place and add finesse. Compliance will ensure that the development does not become characterized by haphazard, ad hoc and unattractive development. Some of these guidelines include:

A diversity of architectural styles and expressions is encouraged in order to contribute to the realization of a contemporary feel.

No residential building shall exceed 8 metres in height

All houses built within the development must contain a roof constructed from roofing tiles or non-reflective roofing sheets.

A maximum of two dwellings per property will be permitted per residential plot. The second dwelling must not exceed 30% of the area of the main dwelling