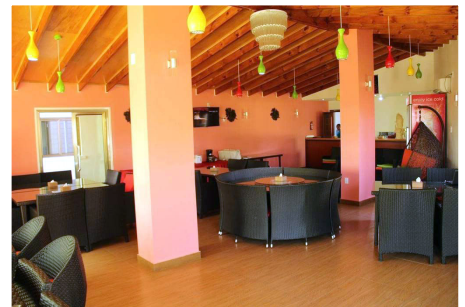


Commercial Property For Sale

including Villa Hotel, Restaurant and Accommodation



Only five minutes from downtown Nuku'alofa with a waterfront view is the Mamta Villa and Little India Restaurant. It is currently available for sale to the right buyer or investor. The property is located on Hala Vuna Road at Sopu. It has a beautiful natural setting with views to the small islands and the ocean.

The Villa is an active accommodation with queen and king rooms. There are also self-contained villas which overlook an idyllic man-made lake. The Villa is set in a landscape environment to make the best use of sunshine, space with a balance of openness and privacy. There are 16 units in total with three detached bungalows and a commercial kitchen and dining area. There is also a storage room.

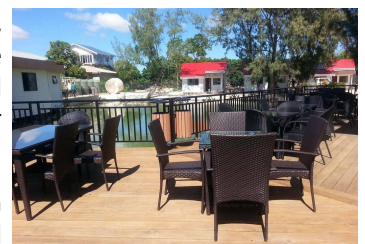
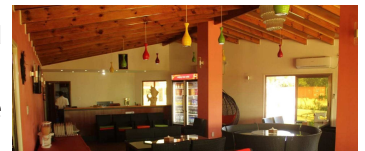
The ground floor area is approximately 316m². This is comprised of a foyer, counter and office and some standard units are located here. The first floor also has an area of 316m² approx.

The facility features ceiling fans, smoke alarms, sliding doors with mosquito netting, sink, cupboards, benches, shower box, vanity units, toilets, towel railings and other fittings appropriate for a quality accommodation provider. The commercial dining/kitchen and bar have an estimated floor area of 120m². The construction is all timber wall with glass curtains on the front; timber perching and timber frames.

Three detached bungalows provide for estimated 28m² floor area plus 3m² porches for each building. The internal subdivisions include a kitchenette, living/dining area, bedroom and ensuite, all with ceramic tiled flooring. The buildings constructed of reinforced concrete slab; timber claddings; rib-deck roofing; and sliding windows, all with mosquito nets.

The main building is constructed of reinforced concrete foundation; timber cladding finished with acrylic coating on all exterior; rib deck roofing; glass curtains on the front; aluminium framed windows. All floor areas are mixed ceramic tiled and timber finished; all in good condition.

This property is an excellent opportunity to establish yourself in Tonga or provide yourself with a comfortable retirement solution. The property can be inspected by appointment, and any queries can be directed to paul@propertytonga.com. Terms of sale to be negotiated by the parties. P.O.A.



**For more information on the above property, please phone Paul Schaumkel
on 887 0040 or 771 4977. Email: paul@propertytonga.com**