

Sunset Paradise Restaurant



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SET TO BE THE LARGEST RESTAURANT IN MOMBASA!

**FOR
SALE!**



Shanzu Serena Road - Mombasa



0712353535 | 0710661022 | 0707947854 | 0700343723



info@paradiseapartmentsmomabsa.com



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The Economy & the Hospitality Sector is in Recovery!
This is Your Most Ideal Post-Pandemic Investment!



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Sunset Paradise Restaurant

Shanzu, Serena Mombasa.

The restaurant stands on ½ acre of prime serviced plots within Sunset Paradise Apartments gated community. Land valued at **KES. 34 Million.**

Structure & Facilities

It has strikingly beautiful gardens, well manicured golf class lawns and a captivating backdrop of a fully grown forest. It has the following structures/ facilities:

1. Set in absolutely Serene, Secure and Lovely grounds.
2. Boasts an Olympic size swimming pool.



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Structure & Facilities

3. Basic A-la- Carte and buffet kitchen.
4. Presently an outdoor restaurant setting, with several tents and outdoor bar and choma banda as well as a small 40 pax indoor restaurant.
5. DSTV / TV Screens.
6. DJ house /Good music equipment.
7. Directors' offices.
8. Generator & Stores
9. Borehole water but also connected to county water lines.
10. Cabro paving / Parking.
11. Currently also has a 60 pax conference hall connecting to a 60 pax tea / snacks restaurant on first floor.



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Structure & Facilities

12. Serving 120 apartments as well as a healthy walks in Mombasa crowds. Will serve an extra upcoming 180 apartments planned/under construction and a new 150 pax conference.
13. Next to another upcoming 150 pax ultra modern top notch equipment studded conference hall.
14. A very vibrant raving fans return clients.
15. These 300 apartments and the restaurant will be in one gated community.
16. Over and above the outsider walk-ins, the restaurant will have a very large pool of "captive" pax restaurant users from the 300 apartment holiday residents, 2 conferences of 60 and 150 attendees and walk-ins.
17. Well known in Kenya as a must visit restaurant when you are in Mombasa.



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Valuation & Potential

1. The restaurant is valued at KES 88 million.
2. KES 34 million is the cost of land it stands on.
3. Plus a reasonable good will of KES 7 Million.
4. Totalling KES 95 Million, this valuation based on built-up costs inputs as at 30Aug 2021.

Sale Price

The sale price for Sunset Paradise restaurant is at a discounted price of KES 85 Million.



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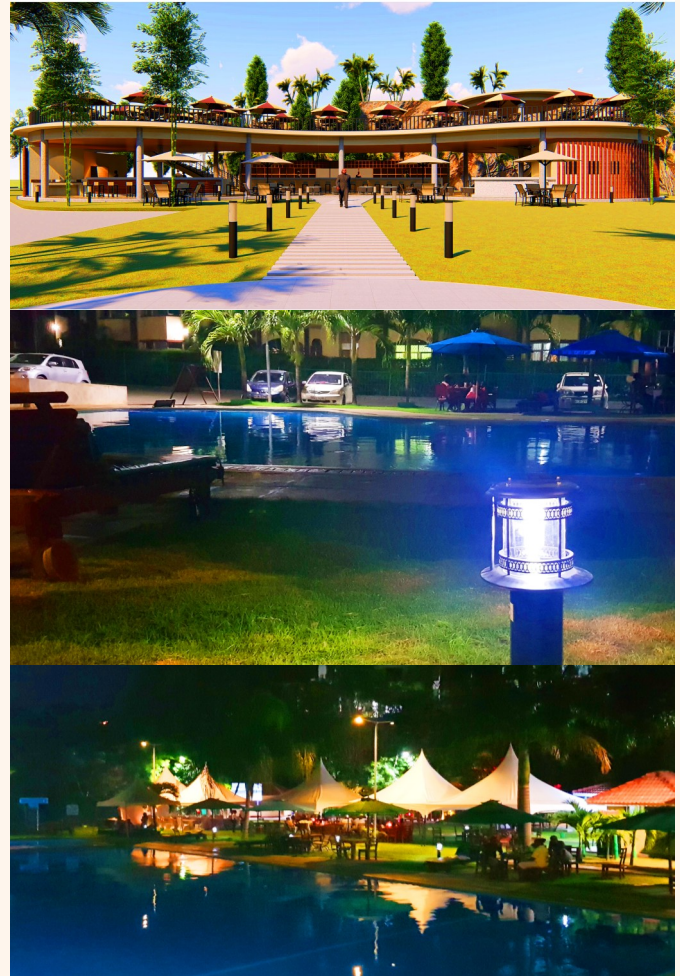
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Future Developments

Sunset Paradise Restaurant will be forced by the increasing diners in-flows and new clients supplied by the new conference, new and old apartments and walk-ins to expand and improve on facilities.

Attached is a PDF plan of planned future restaurant development improvement. Strengthening management, to cater for projected increased volume of business, must be part of this growth and improvement.

PROPOSED 1 UNIT 2 STOREY RESTAURANT ARENA AT,
LOT MN / 1 / 17233, SHANZU, MOMBASA FOR SUNSET PARADISE
APARTMENTS



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"SUNSET PARADISE RESTAURANT OFFERS WORLD CLASS CUISINES WITH A REFRESHING AMBIANCE AND EXQUISITE DINING EXPERIENCE IN OUR STUNNINGLY BEAUTIFUL OUTDOOR RESTAURANT."

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You are welcome for viewing by calling:

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