



**NOW
SELLING**

**LIORA ESTATE
CLUSTER DEVELOPMENT**

Believe the impossible



**LIORA ESTATE CLUSTER
DEVELOPMENT**

Phase 1A of the development, which is a cluster development of 30 free standing units is now selling.
 • The cluster units come in three models which vary on both the land size and floor space.

- All units of the cluster development come with:
 - 4 bed rooms
 - open plan kitchen
 - lounge and dining
 - two bathrooms with main ensuite
 - a double lock up garage.
- The Show house is fitted with ceramic floor tiles and all bedrooms are fitted with BICs.

OPTION 1 -100% COMPLETED

Model	Price
House 1	\$200 000 - \$228 000
House 2	\$210 000 - \$245 000
House 3	\$230 000 - \$275 000

OPTION 2 - ADVANCED SHELL

Model	Price
House 1	\$175 000 - \$180 000
House 2	\$185 000 - \$195 000
House 3	\$205 000 - \$215 000

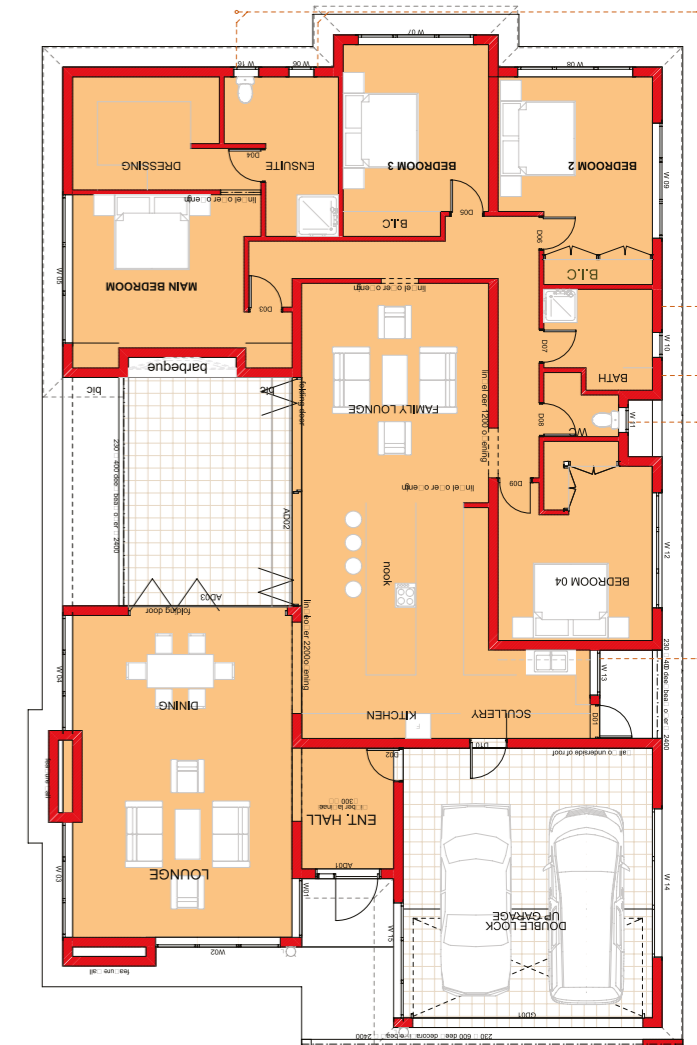
1. No concrete raisings and built-in cupboards
2. No internal doors and ironmongery
3. Includes all external doors, fire rated doors and windows
4. Includes floor finishes and skirtings
5. All steel door frames included
6. No shower cubicles
7. All plastering included, both externally and internally including skimming
8. Wall tiling included
9. Rainwater disposal included.(no dripstones)
10. All plumbing piping included to connection point
11. All bathrooms fittings included
12. No mirrors
13. All painting done
14. External works for each individual unit included.(driveway, boundary walls, soil drainage, etc)
15. Electrical first fix only allowed for.(about 40%)(excluding light fittings and plugs)
16. Ceilings included-skimmed and painted.

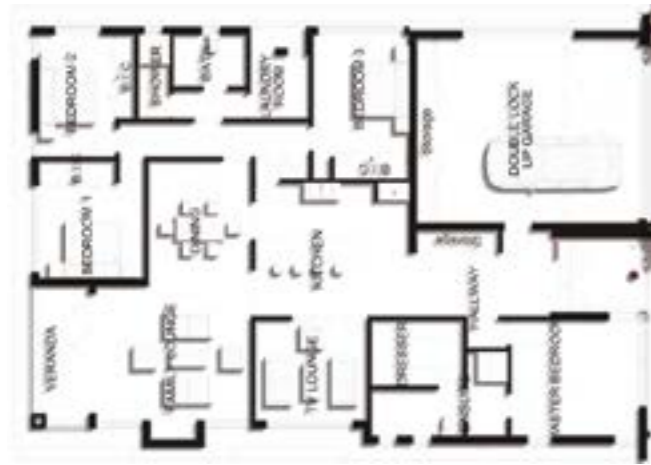


OPTION 3 - HABITABLE SHELL

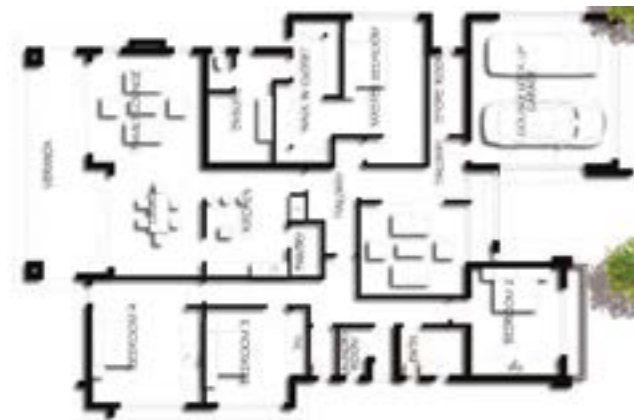
Model	Price
House 1	\$155 000 - \$160 000
House 2	\$165 000 - \$175 000
House 3	\$185 000 - \$195 000

1. No concrete raisings and built-in cupboards
2. No internal doors and ironmongery
3. Includes all external doors, fire rated doors and windows
4. No floor finishes and skirting
5. All steel door frames included
6. No shower cubicles
7. All plastering included, both externally and internally but no skimming
8. No wall tiling
9. Rainwater disposal included.(no dripstones)
10. All plumbing piping included to connection point
11. Plumbing fittings included are 1 bath tub,1 wc, 1 sink, 1 wash hand basin and 100 litre geyser and the requisite brass work
12. No mirrors
13. Painting externally done 100% and undercoat only internally
14. External works for each individual unit included. (driveway, boundary walls, soil drainage, etc)
15. Electrical first fix only allowed for.(about 40%) (excluding light fittings and plugs)
16. Ceilings included-skimmed but not painted.





Model House 2 Floor Plan



Model House 3 Floor Plan

**LIORA ESTATE PHASE 1
MASTER PLAN**



-  1. Cluster Option 1
-  2. Cluster Option 2
-  3. Cluster Optionn 3
-  4. Semi-detached Option 1
-  5. Semi-detached Option 2
-  6. Duplex Option
-  7. Apartments
-  8. Shopping Mall

DIRECTIONS

Located in Harare's northern suburbs, the project is approximately 23km from the Central Business District (CBD) of Harare and 5km north of Borrowdale Brooke Estate. From City Center take Domboshava Road. Turn into Crowhill Road and pass Borrowdale Brooke up to Lunar Road then turn left into Liora Estate Development.



Contact our Sales Team at Metro Realty (Pvt) Ltd
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Sales Property Management Valuations Construction Project Management Property Developers

Liora Estate Cluster Home Development



Magnificent up market cluster development 5km north of Borrowdale Brooke Estate within a quite and secure environment comprising of:

- 30 free standing homes
- 4 bedrooms, main ensuite, bathroom
- 2 Spacious lounges ,dining room
- Fitted kitchen with stove, oven and hob, separate laundry
- Solar geyser, DLG, prolific borehole, water tank
- Purchase price range from \$155 000
- Terms available
- Mortgage finance available
- Sectional title
- Ready for immediate transfer
- Walled and gated with 24hr security.

For more information contact sales team:

- | | |
|-------------------------|-------------------------|
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MAKING DREAMS A REALITY