

Waterfalls Estates

Price list - 3 bedroom houses

Valid as of Feb 2023, all costs are indicative and may change without prior notice.



House type	Plot size	Build size	Semi-finished house*	Turn-key house**
3 bedroom 2 bathrooms standard house	500	123	US\$54,560	US\$86,540
Options at additional cost:				
<i>Enclosed kitchen</i>			US\$350	US\$600
<i>Door between livingroom and passage</i>			US\$150	US\$350
<i>Bigger covered veranda (16 sqm instead of standard 6 sqm)</i>		10	US\$1,200	US\$2,300
<i>Bigger Master Bedroom</i>		20	US\$3,600	US\$7,800
TOTAL COST, Including all options		143	US\$59,860	US\$97,590

All house prices includes a standard size plot

* Semi-finished house

Complete house structure including land. Including aluminium windows and exterior security doors, fully painted exterior and landscaped garden.

** Turn-key house

All as per the shell house, fully fitted out. Kitchen with granite worktop and built-in oven and stove. Wardrobes, porcelain tiled floors, bathroom fittings, fixtures and tiled walls, full electrical and plumbing installation etc.

All plots include the following:

Individual Certificate of Title, all legal and official fees included in the price
 Water at plot boundary, connection fee included in plot price, all plumbing included in turn-key houses
 Electricity at plot boundary, connection fee payable to ZESCO for semi-finished houses
 Privacy walls around whole plot
 Paved access roads throughout the estate
 Secured perimeter and 24/7 guard service
 Free of charge approval of construction drawings vis-a-vi Architectural Guidelines.
 Waterfalls Estates legal framework

Payment terms

Minimum 10% down-payment upon signing of contract. Handing over of completed house as per agreement. Payment terms up to 36 months can be agreed. Full payment required for handing over of the completed property. 4% discount on upfront cash payments on signing.

House designs can be customized in terms of size and layout and plots can be combined for increased space.
 Please enquire for details.