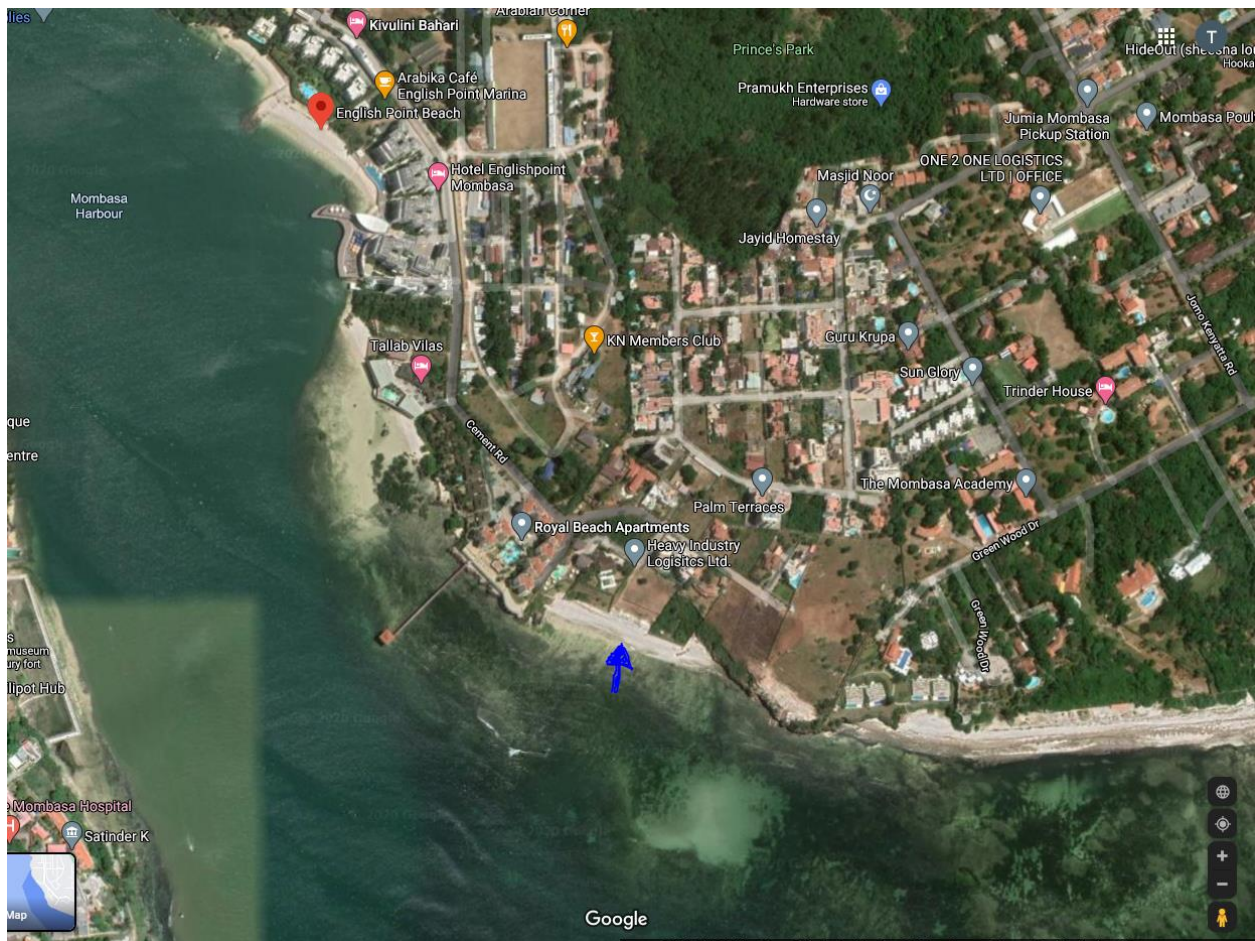


English Point Beach Plot – FAQ

This plot provides a once in a lifetime opportunity to own a piece of paradise on Mombasa’s exclusive English Point beach. This is one of the last parcels of beachfront land with white, sandy 70m of beach frontage on a secluded beach bounded on both sides. Less than 650m from the English Point Beach hotel, about 1km from Tamarind and the Heart of Nyali this is the perfect location for the perfect beach house, apartment development or boutique hotel.

Q. Where exactly is the plot located?

The plot is located just off cement road about 650m from the prestigious English Point Beach hotel.



Q. What is the beach and beach access like?

The plot is front row with frontage of 70m on a private strip of beach that spans about 300m. The beach is white sand. There is no public access point to the beach adjacent to this plot

Q. There is a pathway on the side of the plot. Is this a fisherman's access path?

No there is no fisherman's access from this plot. The fisherman's access path is two plots over to the right when looking at the ocean as below:



Q. What is the size of the plot?

The Title and deed plan for this property were made in 1987. At that time, the size was recorded as 0.2293 HA or approximately ½ acre. Boundaries of properties on the ocean side are determined by the “high water mark” of the ocean at the time the plot is surveyed. The high water mark has since shifted out significantly to about 0.2319 HA. The property is at an estuary and presents a flat white sandy beach as opposed to the neighboring properties on creeks. Neighboring properties with commercial or mixed user have the advantage of building up to the water’s edge. Therefore depending on the user of the property, one as the opportunity to utilize the portion created by the receded watermark as well, which combines to approx. 1.13 Acres. Refer to the overlay map showing the total size of the plot:



Q. When was the last official survey done?

It was done in 2018 by Hlme and Zimmerlin as below:

The current “user” for the plot is for a single dwelling, this can be extended / changed to commercial or apartments like the other properties further up the road. In terms of how close you can go to the water, you can go to the edge with the relevant permission as shown below:



Q. What are the views from the property like?

From the plot you can see Old town, Mombasa hospital and the open Ocean:





Q. What are the surrounding areas like?

On facing the ocean, there is an empty plot on the left, a house on the right and 4 storey apartment block behind. Here are some aerial shots of the plot:

