

# Property Information Sheet

## Land Overview

- **Location :** Monde Village, Buea, Fako Division, SWR Cameroon
- **Size:** 11 hectares available for sale (2 hectares sold)
- **Land Title Number:** 013899, registered on November 11, 2022

## Detailed Description

Monde Village offers a unique opportunity for investors looking to secure valuable land in a rapidly developing area. The property features a diverse landscape, characterized by varied topography. While some areas of the land are relatively flat, making them ideal for immediate development, others may require leveling with bulldozers to maximize their potential. The land is a mix of virgin territory and sections that have been mildly utilized for agricultural purposes, providing a blank canvas for a wide range of projects.

The zoning of the property allows for mixed-use, making it suitable not only for residential developments but also for commercial and agricultural ventures. This flexibility opens numerous avenues for investment, catering to the growing needs of the community and surrounding regions.

## Boundaries

- **North:** The northern boundary is bordered by a proposed road, enhancing accessibility and visibility for future developments.
- **East:** On the eastern side, the land is adjacent to other properties owned by the Monde Village Community, fostering a sense of community and collaboration.
- **South:** The southern boundary also features a proposed road, which is expected to improve access as development progresses.
- **West:** The western side is bordered by additional lands owned by the Monde Village Community, providing potential synergies for future projects.

## Current Use and Potential Uses

Currently, the land is primarily undeveloped, with some sections used for light agricultural activities. However, its potential extends far beyond its current use. The property is ideal for land banking and various projects, including but not limited to:

- **Hospitals:** As the population grows, there will be an increasing need for healthcare facilities. This land can serve as a prime location for a hospital or clinic to meet community health needs.
- **Schools:** Educational institutions are essential for community development. The property is well-suited for the construction of schools, providing accessible education for residents.
- **Livestock Farming:** The fertile land can support livestock farming, contributing to local food production and sustainability.
- **Agriculture:** Given its agricultural potential, the property can be developed for crop production or agro-tourism ventures, catering to both local and regional markets.

- **Residential Developments:** With the rising demand for housing, the land is perfect for building residential complexes or single-family homes to accommodate new residents.
- **Places of Worship:** The community's spiritual needs can be addressed by constructing places of worship, fostering a sense of unity.
- **Factories:** The zoning allows for industrial use, making it suitable for manufacturing facilities that can create jobs and stimulate the local economy.
- **Warehousing:** With increasing commercial activities, the property can also be developed for warehousing, supporting logistics and distribution needs.
- **And More:** The diverse zoning and flexible design of the property make it suitable for a variety of other projects, limited only by the imagination.

### Infrastructure Details

- **Road Access:** The property is accessible via a motorable road from Musaka to Tiko. While this road is currently not well maintained, it remains usable and is expected to see improvements as community development initiatives progress. Additionally, the presence of two routes ensures reliable access from different directions.
- **Utilities:**
  - **Electricity:** Currently, there is no conventional electricity supply in the area. However, the village has taken proactive steps by installing solar panels with security lights, and there are plans for further solar developments. Nearby facilities such as the Regional School of Agriculture and the Legacy International Technical and Vocational Boarding School are expected to enhance electricity access in the near future.
  - **Water Supply:** The property benefits from an active water catchment system that is currently being exploited for water supply. There are plans to expand this supply to serve the entire village, ensuring that future developments will have adequate water resources.
- **Telecommunications:** While telecommunications services are not fully available throughout the entire area, significant parts of Monde Village have access to mobile and internet services. As the population increases, improvements in telecommunications infrastructure are anticipated, facilitating better connectivity.

### Legal and Due Diligence Information

- **Ownership:** The land is owned by the Monde Village Community, represented by Chief Kwami Beckley Nangoh, who has authorized the sale. This community ownership provides a unique opportunity for development that is supported by local leadership.
- **Title Assurance:** The land comes with a clear title, free of disputes, ensuring a secure investment. The title can be transferred to your name within an estimated 180 days of purchase, providing a straightforward process for buyers.
- **Due Diligence:** A thorough due diligence process has been conducted by Silver Stone Consult, confirming:
  - The authenticity of the land title and ownership by the Monde Village Community.

- There are no existing encumbrances, liens, or financial liabilities on the property, ensuring a transparent transaction.
- The property complies with local zoning regulations for residential and agricultural use.
- There is positive community support for the sale, with the Chief acting as the authorized representative, ensuring a collaborative approach to development.

## **Conclusion**

This property in Monde Village represents a compelling investment opportunity, supported by essential infrastructure, favorable zoning, and a proactive community. The thorough due diligence process provides assurance of a secure transaction, making it ideal for land banking or a wide range of development projects.

Investors looking to capitalize on the growth potential of this area will find that Monde Village offers a unique blend of opportunities that can contribute to the community's development while providing significant returns on investment.

For further inquiries or to schedule a visit, please contact us at BlueMOON Ltd.

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