



## Oasis Park Apartment – Key Overview

### Location:

Oasis Park is perfectly situated in the heart of Oyster Bay, Dar Es Salaam, directly opposite the Coco Beach and near the main Toure Dr road, offering excellent connectivity and convenience. This prime location is just nearby Pakistan High Commission, a 3-minute walk from Coco Beach, a 5-minute walk from the Prime Minister's Residence. As one of the most sought-after areas in Oyster Bay, Oasis Park provides an ideal blend of accessibility, prestige, and practicality for business and leisure alike.

### Overview:

Oasis Park spans an area of 3,168 square meters with a total floor space of 13,310 square meters. The building has 6 floors and one basement. The development comprises 82 versatile units, offering a mix of 1-bedroom with 1 bath, 2-bedroom with 2.5 bath, and 3-bedroom with 3.5 bath apartments to suit a variety of investment needs.

### Full Facilities:

✓ No-Boundary Swimming Pool	✓ Sky Bar and Restaurant	✓ Lobby Bar
✓ Sea&Garden&City& View	✓ Gym	✓ Elevators
✓ Garden	✓ Full Parking Lots	✓ Emergency Generator
✓ Rental Management System	✓ 24-Hour Security	✓ Housekeeping Services

### Investment Plan:

Model	Monthly Rent/USD	Average Price/USD	Yield	Payback (Years)
1 Bedroom(1 bath)	1,800	170,000	12.7%	7.87
2 Bedroom(2.5 bath)	2,800	260,000	12.9%	7.74
3 Bedroom(3.5 bath)	3,800	350,000	13.0%	7.68

\*Each apartment price includes a fully equipped kitchen with cabinets, a TV cabinet, and complete bathroom equipment.

\*Monthly rental income is estimated based on current market conditions in Oyster Bay, Dar Es Salaam.

### Management System:

Oasis Park provides buyers with a professional rental management system, ideal for real estate investors. Two types of management systems are available:

**Type 1:** The first rental management system allows owners to manage their property themselves. They set the rental price, handle rental income taxes, and pay Oasis Park a property management fee. This fee covers services like the swimming pool, lobby bar, sky bar and restaurant, gym, and security. Owners are also responsible for paying utilities, including water, electricity, TV, and internet.

<b>Property Management Charge</b>	\$1.5/sqm/month, 1 Bedroom = \$120, 2 Bedroom = \$186, 3 Bedroom = \$235
<b>Water, Electric Power Fees &amp; Internet Fees</b>	Depending on each owner's usage

**Type 2:** Under the second rental management system, the owner grants Oasis Park the right to manage the apartment on their behalf. In return, Oasis Park provides the owner with a net rental income, which varies based on the type of apartment.

- For a 1 Bedroom: \$ 1,000/month
- For a 2 Bedroom apartment: \$ 1,500/month
- For a 3 Bedroom apartment: \$ 2,000/month

**Note:** Under this rental management system, Oasis Park guarantees rental income to the owner, regardless of tenant occupancy. The owner is not required to pay any fees after receiving the net rental income. Oasis Park handles tenant sourcing, pays income tax, and covers costs for electricity, water, and all other charges before remitting the monthly net income to the owner. The buyer is responsible for purchasing the required furniture, with the following prices:



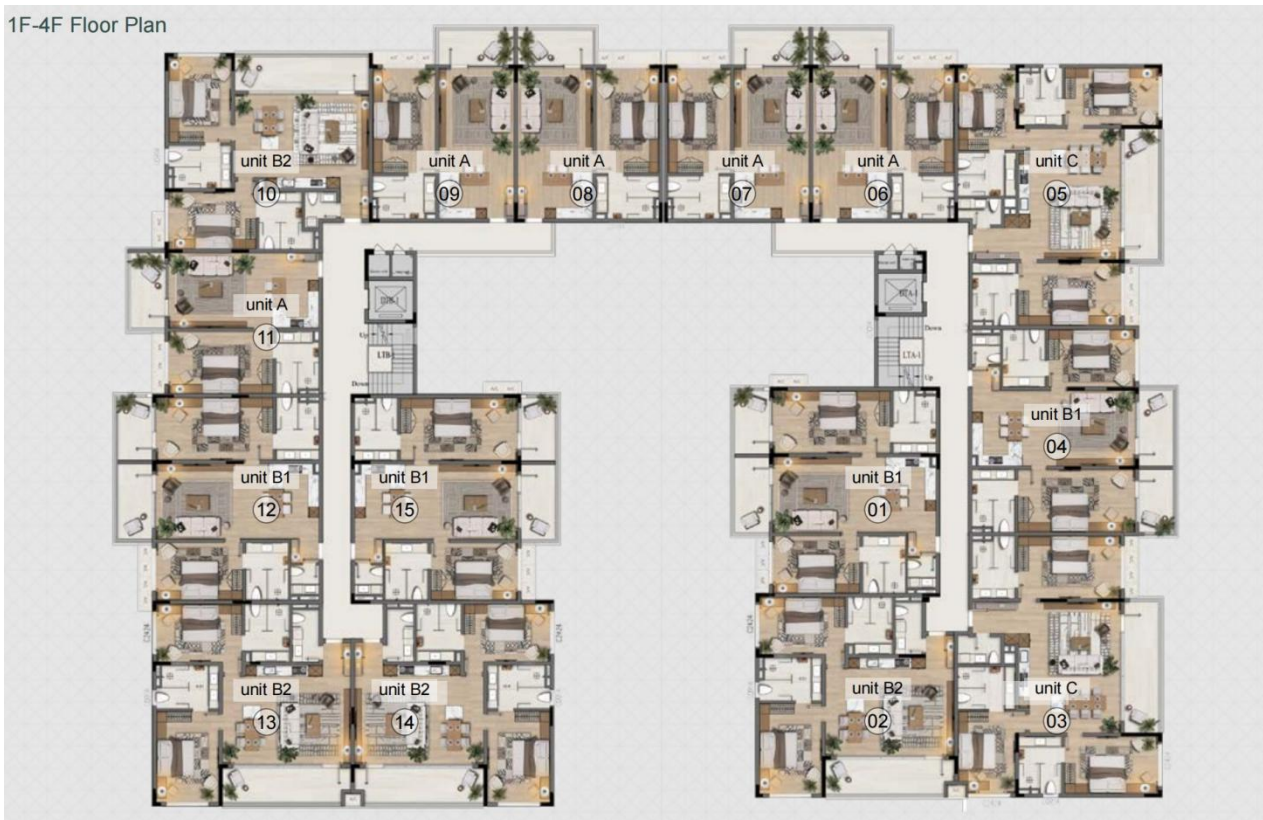
<b>Furniture &amp; Home Appliances Package</b>	1 Bedroom=\$20,000, 2 Bedroom=\$25,000, 3 Bedroom=\$32,000 (VAT exclusive)
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**Payment Option:**

<b>Option 1</b>	100% down payment within 3 days after signing purchasing contract with 5% discount
<b>Option 2</b>	<ul style="list-style-type: none"><li>• 50% payment within 3 days after signing purchasing contract with 2% discount</li><li>• 30% payment within 3 months after signing purchasing contract</li><li>• 20% payment within 3 days after handing over key (around 2026/10/31)</li></ul>
<b>Option 3</b>	<ul style="list-style-type: none"><li>• 30% payment within 3 days after signing purchasing contract</li><li>• 50% payment within 3 months after signing purchasing contract</li><li>• 20% payment within 3 days after handing over key (around 2026/10/31)</li></ul>

**1~4 Floor Plan:**

1F-4F Floor Plan





Price List without VAT (Valid Period: May 2025 ~ July 2025):

FLOOR	ROOM NO.	MODEL	INTERIOR SIZE/m <sup>2</sup>	BUILDING SIZE/m <sup>2</sup>	VIEW	PRICE/\$
5F	501	2 bedroom	126	176	Garden	315,000
	502	2 bedroom	124	173	Sea	322,400
	503	3 bedroom	157	220	Sea	408,200
	504	2 bedroom	124	173	Sea	322,400
	505	3 bedroom	157	220	Sea	408,200
	506	1 bedroom	80	112	Sea	208,000
	507	1 bedroom	80	112	Sea	208,000
4F	401	2 bedroom	126	176	Garden	289,800
	402	2 bedroom	124	173	Sea	303,800
	403	3 bedroom	157	220	Sea	384,650
	404	2 bedroom	124	173	Sea	303,800
	405	3 bedroom	157	220	Sea	384,650
	406	1 bedroom	80	112	Sea	196,000
	407	1 bedroom	80	112	Sea	196,000
	408	1 bedroom	80	112	City	184,000
	409	1 bedroom	80	112	City	184,000
	410	2 bedroom	124	173	City	285,200
	411	1 bedroom	80	112	City	184,000
	412	2 bedroom	126	176	City	289,800
	413	2 bedroom	124	173	Sea	303,800
	414	2 bedroom	124	173	Sea	303,800
	415	2 bedroom	126	176	Garden	289,800
3F	301	2 bedroom	126	176	Garden	283,500
	302	2 bedroom	124	173	Sea	297,600
	303	3 bedroom	157	220	Sea	376,800
	304	2 bedroom	124	173	Sea	297,600
	305	3 bedroom	157	220	Sea	376,800
	306	1 bedroom	80	112	Sea	192,000
	307	1 bedroom	80	112	Sea	192,000
	308	1 bedroom	80	112	City	180,000
	309	1 bedroom	80	112	City	180,000
	310	2 bedroom	124	173	City	279,000
	311	1 bedroom	80	112	City	180,000
	312	2 bedroom	126	176	City	283,500
	313	2 bedroom	124	173	Sea	297,600
	314	2 bedroom	124	173	Sea	297,600
	315	2 bedroom	126	176	Garden	283,500
2F	201	2 bedroom	126	176	Garden	277,200
	202	2 bedroom	124	173	Garden	291,400
	203	3 bedroom	157	220	Garden	368,950
	204	2 bedroom	124	173	Garden	291,400
	205	3 bedroom	157	220	Garden	368,950



	206	1 bedroom	80	112	Garden	188,000
	207	1 bedroom	80	112	Garden	188,000
	208	1 bedroom	80	112	Garden	176,000
	209	1 bedroom	80	112	Garden	176,000
	210	2 bedroom	124	173	Garden	272,800
	211	1 bedroom	80	112	Garden	176,000
	212	2 bedroom	126	176	Garden	277,200
	213	2 bedroom	124	173	Garden	291,400
	214	2 bedroom	124	173	Garden	291,400
	215	2 bedroom	126	176	Garden	277,200
1F	101	2 bedroom	126	176	Garden	277,200
	102	2 bedroom	124	173	Garden	272,800
	103	3 bedroom	157	220	Garden	345,400
	104	2 bedroom	124	173	Garden	272,800
	105	3 bedroom	157	220	Garden	345,400
	106	1 bedroom	80	112	Garden	176,000
	107	1 bedroom	80	112	Garden	176,000
	108	1 bedroom	80	112	Garden	176,000
	109	1 bedroom	80	112	Garden	176,000
	110	2 bedroom	124	173	Garden	272,800
	111	1 bedroom	80	112	Garden	176,000
	112	2 bedroom	126	176	Garden	277,200
	113	2 bedroom	124	173	Garden	272,800
	114	2 bedroom	124	173	Garden	272,800
	115	2 bedroom	126	176	Garden	277,200
GF	G01	2 bedroom	126	176	Garden	277,200
	G02	2 bedroom	124	173	Garden	272,800
	G03	3 bedroom	157	220	Garden	345,400
	G04	1 bedroom	80	112	Garden	176,000
	G05	2 bedroom	124	173	Garden	272,800
	G06	1 bedroom	80	112	Garden	176,000
	G07	1 bedroom	80	112	Garden	176,000
	G08	1 bedroom	80	112	Garden	176,000
	G09	1 bedroom	80	112	Garden	176,000
	G10	2 bedroom	124	173	Garden	272,800
	G11	1 bedroom	80	112	Garden	176,000
	G12	2 bedroom	126	176	Garden	277,200
	G13	2 bedroom	124	173	Garden	272,800
	G14	2 bedroom	124	173	Garden	272,800
	G15	2 bedroom	126	176	Garden	277,200

**Project Schedule:**

Project completion in October 2026.