



THE
DIPLOMAT

ELEVATED URBAN LIVING



Swami India International Limited is a privately owned diversified real estate company that seeks to provide housing solutions to clients looking to invest in quality properties across the Gambia. We are a company driven by an internal team of talented professionals whose combined breadth of experience spans all areas of real estate development.

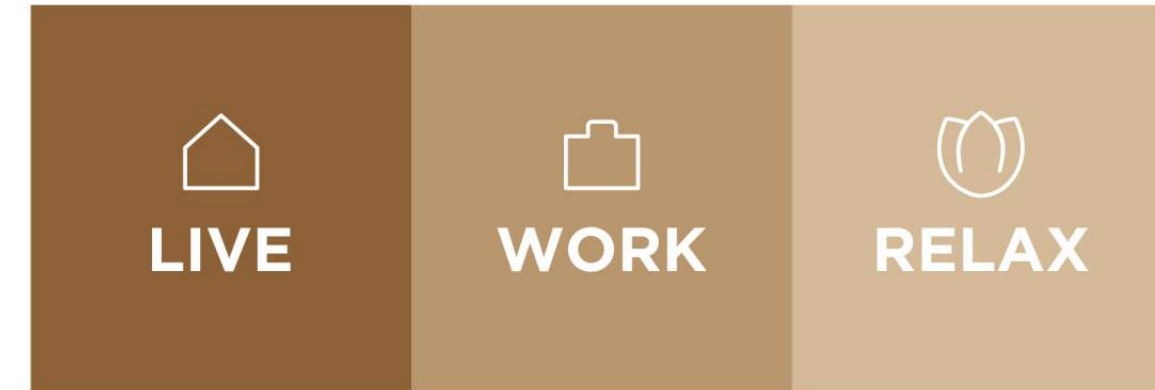

1500+
Happy Families


15
Landmarks


100 M.
Sq. Ft. of Construction



A NEVER BEFORE COMBINATION OF



The Diplomat is a new upscale community development combining with commercial, residential, Retail, entertainment, shopping, and leisure facilities situated the heart of the Gambia.



EMBRACE THE GLAMOUR OF FINE LIVING

The Diplomat is a new upscale community development combining with commercial, residential, Retail, entertainment, shopping, and leisure facilities situated the heart of the Gambia.

- Two Ultra Modern Towers each with 7 & 10 Floors
- 1000sqm of Retail & 3000sqm of Office Spaces for Rent
- 92 Units of Studio, 1-4 Bedroom Stylish Apartments & Penthouses for Sale
- Close proximity to Fajara, Kairaba Avenue, Banjul & Senegambia
- International Standard Architecture
- High Quality Finishes



LIVE



 **92** units of studio

 **02** tower with elegant elevation



LUXURY | LEGENDARY | LIFESTYLE

EMBRACE THE GLAMOUR OF FINE LIVING

This fabulous club endeavors to create a culture of elite lifestyle where you may experience life the way you've known it ought to be lived.



Grand Entrance Foyer



Basement Parking



24 x 7 Security



Property Management Facility



EMBRACE THE GLAMOUR OF FINE LIVING

This fabulous club endeavors to create a culture of elite lifestyle where you may experience life the way you've known it ought to be lived.

- International Standard Architecture
- High Quality Finishes





EMBRACE THE GLAMOUR OF FINE LIVING

This fabulous club endeavors to create a culture of elite lifestyle where you may experience life the way you've known it ought to be lived.



Balcony View
Living Room



Modern
Kitchen



Spacious
Master Bedroom



Vitrified
Tiles



WORK



 **1000** sqm
Retail Spaces for Rent

 **3000** sqm
Office Spaces for Rent



WORK | LEGENDARY | LIFESTYLE

W W O R K

EMBRACE
THE GLAMOUR OF FINE LIVING

This fabulous club endeavors to create a culture of elite lifestyle where you may experience life the way you've known it ought to be lived.



Glass Facades



General Toilet & Sanitation Place



Premium Elevators



Balconies Open to Central Plaza



EMBRACE THE GLAMOUR
OF FINE LIVING

This fabulous club endeavors to create a culture of elite lifestyle where you may experience life the way you've known it ought to be lived.



Supermarkets



Showrooms



Restaurants



Offices



Banks

RELAX



 **20+** lifestyle amenities

 **01** floor podium garden



REFRESH | RELAX | REJUVENATE

REFRESH

RELAX

REJUVENATE

EMBRACE
THE GLAMOUR OF FINE LIVING

This fabulous club endeavors to create a culture of elite lifestyle where you may experience life the way you've known it ought to be lived.



Swimming Pool



Gymnasium



Kids Play Area



Landscaped Garden



EMBRACE THE GLAMOUR OF FINE LIVING

This fabulous club endeavors to create a culture of elite lifestyle where you may experience life the way you've known it ought to be lived.





LAYOUT PLAN



LEGEND

- | | |
|-------------------------|--------------------|
| 01 ENTRANCE GATE | 14 VISITOR TOILET |
| 02 SECURITY CABIN | 15 MEETING ROOM |
| 03 ENTRANCE FOYER | 16 YOGA / AEROBICS |
| 04 RECEPTION | 17 GYM |
| 05 WAITING AREA | 18 METER ROOM |
| 06 MANAGER OFFICE | 19 SWIMMING POOL |
| 07 MANAGEMENT WORKERS | 20 DECK |
| 08 STORE | 21 CAFÉ |
| 09 MALE & FEMALE TOILET | 22 KIDS PLAY AREA |
| 10 HOUSE KEEPING | 23 GARDEN |
| 11 IT ROOM | 24 GARBAGE ROOM |
| 12 CCTV CONTROL ROOM | 25 PARKING |
| 13 CASHIER | |





TYPICAL FLOOR PLAN

(1ST TO 8TH FLOOR)

- 1 BEDROOM EXECUTIVE TYPE - A
- 1 BEDROOM EXECUTIVE TYPE - B
- 1 BEDROOM EXECUTIVE TYPE - C
- 1 BEDROOM PREMIUM TYPE - A
- 1 BEDROOM PREMIUM TYPE - B
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT





9TH FLOOR PLAN

- 3 BEDROOM PENTHOUSE TYPE - B
- 3 BEDROOM PENTHOUSE TYPE - B
- 4 BEDROOM PENTHOUSE
- 1 BEDROOM PENTHOUSE

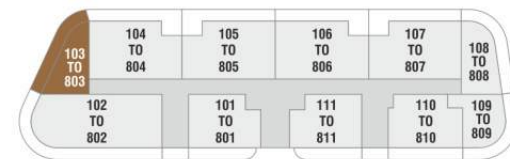




1 BEDROOM EXECUTIVE

TYPE - A

| | |
|--------------|-------------|
| QUANTITY | 8 Nos. |
| BUILT AREA | 39.40 Sq.Mt |
| BALCONY AREA | 23.70 Sq.Mt |
| TOTAL | 63.10 Sq.Mt |



1 BEDROOM EXECUTIVE

TYPE - B

| | |
|--------------|-------------|
| QUANTITY | 8 Nos. |
| BUILT AREA | 44.10 Sq.Mt |
| BALCONY AREA | 23.10 Sq.Mt |
| TOTAL | 67.20 Sq.Mt |





1 BEDROOM EXECUTIVE

TYPE - C

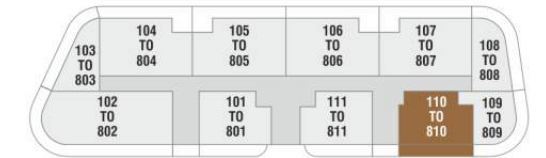
| | |
|--------------|-------------|
| QUANTITY | 8 Nos. |
| BUILT AREA | 42.60 Sq.Mt |
| BALCONY AREA | 22.90 Sq.Mt |
| TOTAL | 65.50 Sq.Mt |



1 BEDROOM PREMIUM

TYPE - A

| | |
|--------------|-------------|
| QUANTITY | 16 Nos. |
| BUILT AREA | 62.14 Sq.Mt |
| BALCONY AREA | 19.00 Sq.Mt |
| TOTAL | 81.14 Sq.Mt |

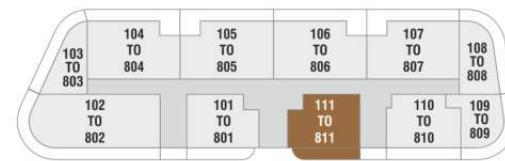




1 BEDROOM PREMIUM

TYPE - B

| | |
|--------------|-------------|
| QUANTITY | 8 Nos. |
| BUILT AREA | 63.80 Sq.Mt |
| BALCONY AREA | 19.00 Sq.Mt |
| TOTAL | 82.80 Sq.Mt |



2 BEDROOM APARTMENT

| | |
|--------------|--------------|
| QUANTITY | 32 Nos. |
| BUILT AREA | 90.80 Sq.Mt |
| BALCONY AREA | 26.30 Sq.Mt |
| TOTAL | 117.10 Sq.Mt |





3 BEDROOM APARTMENT

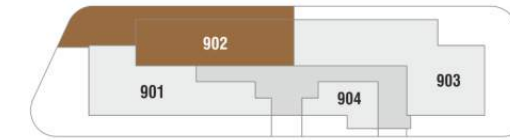
| | |
|--------------|--------------|
| QUANTITY | 8 Nos. |
| BUILT AREA | 117.00 Sq.Mt |
| BALCONY AREA | 47.80 Sq.Mt |
| TOTAL | 164.80 Sq.Mt |

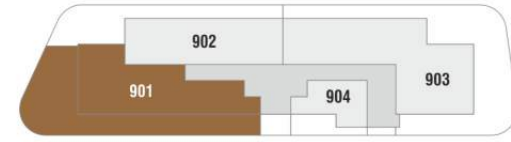


3 BEDROOM PENTHOUSE

TYPE - B

| | |
|--------------|--------------|
| QUANTITY | 1 Nos. |
| BUILT AREA | 113.90 Sq.Mt |
| BALCONY AREA | 72.40 Sq.Mt |
| TOTAL | 186.30 Sq.Mt |





3 BEDROOM PENTHOUSE

TYPE - B

| | |
|--------------|--------------|
| QUANTITY | 1 Nos. |
| BUILT AREA | 132.30 Sq.Mt |
| BALCONY AREA | 126.50 Sq.Mt |
| TOTAL | 258.80 Sq.Mt |



4 BEDROOM PENTHOUSE

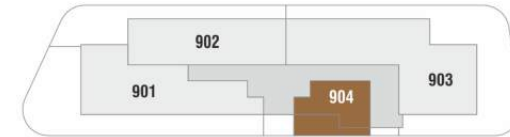
| | |
|--------------|--------------|
| QUANTITY | 1 Nos. |
| BUILT AREA | 179.40 Sq.Mt |
| BALCONY AREA | 161.20 Sq.Mt |
| TOTAL | 340.60 Sq.Mt |





1 BEDROOM PENTHOUSE

| | |
|--------------|-------------|
| QUANTITY | 1 Nos. |
| BUILT AREA | 43.30 Sq.Mt |
| BALCONY AREA | 19.20 Sq.Mt |
| TOTAL | 62.50 Sq.Mt |



AMENITIES & FACILITY

Roof Top Bar | Restaurants | Gymnasium | Swimming Pool | Kids Play Area | Lush Green spaces | Grand Lobby & Concierge | 24-Hours Security | Elevators & Underground Parking | 100% Back Up Generator | Onsite Broadband Internet Facility | Onsite Facility Management Services



SPECIFICATION

STRUCTURE

Earthquake resistant RCC framed structure with AAC / Brick block masonry for outer & inner walls.

FINISHES

Interior : Putty finished wall.

Exterior : Double coat sand face plaster with weather resistance paint.

WINDOWS

Power coated aluminum sliding windows with mosquito net shutter.

DOORS

Decorative entrance laminated door and other decorative fittings.

Internal doors : Laminated flush door.

FLOORING & TILING

24" X 24" Vitrified tiles flooring in all rooms.

Designer wall tiles in all bathrooms and toilets up to dado.

Granite top finish kitchen platform with S.S. Sink and glazed tile dado.

ELECTRICAL

Good quality concealed copper wiring with standard modular switches.

PLUMBING & SANITATION

Concealed PVC piping and standard quality sanitary wares & C.P. Fittings.

INTERNAL ROAD

Combination of paver blocks and RCC roads.

Rain water harvesting.




THE DIPLOMAT
 ELEVATED URBAN LIVING

PROJECT LOCATION
 Kanifing Institutional Area,
 Near Independence Stadium

 Proudly Developed By
SWAMI INDIA
 INTERNATIONAL LIMITED

Head Office
 PO Box 409, Paradise Estate, Coastal Highway,
 Old Yundum, Banjul, The Gambia
 ☎ +220 7990 317
 ✉ info@swamiindiainternational.com
 🌐 www.swamiindiainternational.com

Sales Office
 First Floor, Besides Standard Chartered Bank,
 Senegambia Strip, The Gambia
 ☎ +220 7990 992 / +220 7990 998
 ✉ sales@swamiindiainternational.com
 🌐 www.thediplomatgambia.com

Call us for more information:
 ☎ +220 7990 992 / +220 7990 998
 📞 +220 7990 990
 Follow us : 

Legal notes : Cost of documentation (Legal fee, Stamp duty and Registration fee) shall be borne by the buyer.

All images, views, diagrams, research and analysis are indicative or artist's impressions only. Dimensions, areas, fittings, specifications, landscape and paved areas are indicative and subject to change without notice. Furniture and whitegoods are not included in the price. Purchasers should check the plans and specifications included in the terms of the contract of sale carefully prior to signing the contract.



Proudly Developed
SWAMI INDIA
INTERNATIONAL LIMITED

In Collaboration with

