





# A NEW SIGNATURE OF LUXURY LIVING

IN THE GAMBIA

Kairo Park is a master-planned luxury bungalow community located along the Sanyang Highway—one of The Gambia's most strategic and fastest-growing corridors. Designed as the finest bungalow estate in the country, Kairo Park blends modern architecture, curated landscaping, and lifestyle-enhancing amenities to create a residential experience unmatched in the market.



## PRIME LOCATION

Situated in Sanyang, the emerging development hub of The Gambia and home to the future Deep Seaport, Kairo Park offers both tranquility and long-term investment value. Its location ensures seamless access to major towns and key infrastructure and is positioned in a rapidly appreciating residential zone.



### Key Location Highlights:

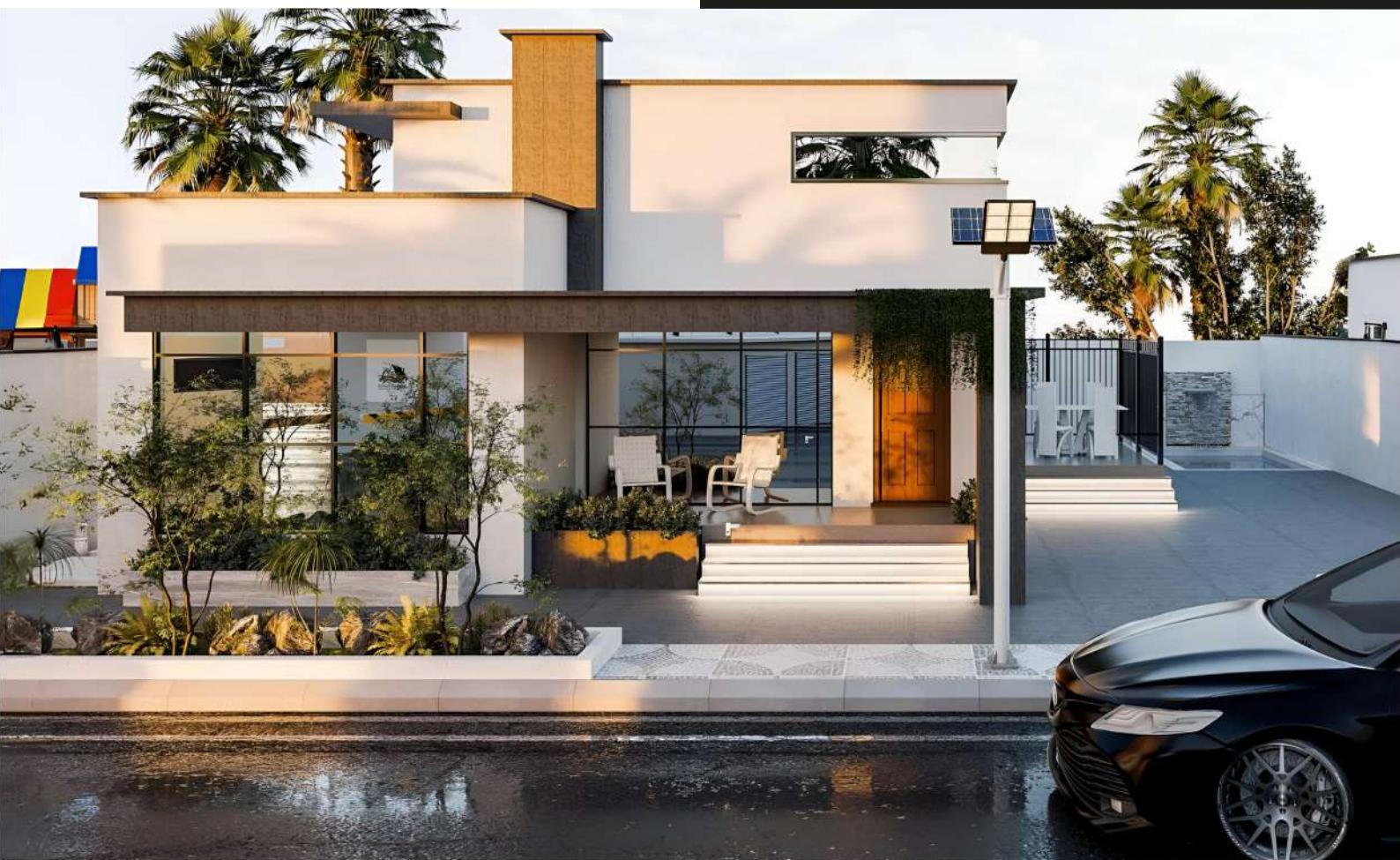
- Right on the Sanyang Highway (direct access to the estate)
- 15 minutes from Brusubi Turntable
- Adjacent to Oryx Petrol Station
- Connected by multiple road networks
- Peaceful coastal environment

## THE RESIDENCES 19 LUXURY BUNGALOWS

Each home is crafted with thoughtful design, generous space planning, and premium finishing that align with international luxury standards.

### Key Features:

- 3-bedroom bungalow (two en-suite)
- 3 modern bathrooms
- Spacious oversized bedrooms
- Fully fitted kitchen with appliances
- POP ceiling with designer lighting
- Wood-effect porcelain floor tiles
- 3-layer aluminum sliding windows
- Branded exterior and premium wooden interior doors
- Dual full-height glass façade elements
- AC & water heater installed in master suite
- Every house has a separate borehole water supply



## LANDSCAPING & OUTDOOR LIFESTYLE

The estate's outdoor environment is curated to enhance relaxation, beauty, and privacy.

### Highlights:

- Private landscaped garden
- Parking for two vehicles
- Optional mini swimming pool
- Stone-clad perimeter fencing
- Rope lighting in boundary walls
- Paved internal streets & palm-tree
- Boulevard



## COMMUNITY AMENITIES

Kairo Park is built as a complete lifestyle destination, offering convenience, recreation, spirituality, and security.

### Amenities Include:

- Children's playground
- Public garden
- Masjid
- CCTV surveillance
- 24/7 security personnel
- Solar-powered street lighting
- Electric perimeter fencing



## COMMERCIAL AVENUE CONVENIENCE AT YOUR DOORSTEP

A vibrant commercial strip containing 17 retail stores, including 6 double-sized units, forms the estate's frontage.

### Targeted & Confirmed Tenants:

- Chixking
- HMD Bakery
- Tendaco Gym
- Innoverex Virtual Clinic
- Fabz Store
- Banks, ATMs, groceries, salons & spas
- E & A Biomedical Store
- Lux Interior
- Butchers Shop



## SECURITY & ESTATE TECHNOLOGY

Your peace of mind is integral to the Kairo Park experience.

### Security Features:

- Controlled entry and exit
- CCTV coverage
- Electric perimeter fencing
- Solar street lighting
- Professional 24-hour security team



## MASTERPLAN

The estate design maximizes privacy, beauty, and movement.

### Masterplan Highlights:

- Symmetrical arrangement of 19 bungalows
- Central palm-tree boulevard
- Commercial frontage
- Recreational & spiritual facilities



## THE GRAND ENTRANCE

The iconic Kairo Park gateway—a bold architectural arch supported by a branded Kerr Finder security post—creates an elegant first impression and reflects the prestige of the community inside.

## A SMART INVESTMENT

Kairo Park offers strong long-term investment value due to limited supply, strategic location, rapid appreciation, and the growing demand for modern gated living in Sanyang.





📍 Sanyang Kombo South District  
West Coast Region Republic of The Gambia



DEVELOPED BY



## CONTACT & BOOKING

Experience luxury, security, and modern living—all  
in one community.

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