

Waterfalls Estates

Pricelist - Standard houses

Valid as of 15 April 2026, all costs are indicative and may change without prior notice.



All prices exclude the cost of the plot, landscaping and perimeter walls which can be added at cost.

House type		Build size	Shell	Semi-finished	Turn-key
2 bedroom 1 bathroom standard house		86	US\$27,000	US\$36,000	US\$57,300
Options at additional cost:					
<i>Covered veranda with sliding aluminium door from livingroom</i>		14	US\$1,400	US\$2,000	US\$2,800
<i>Bigger Master Bedroom, incl separate Master Bathroom</i>		14	US\$3,100	US\$3,700	US\$7,700
<i>Covered outdoor laundry area incl access door from kitchen</i>		12	US\$1,300	US\$1,600	US\$1,800
<i>Extended kitchen with pantry and enclosed laundry (requires the outdoor laundry option as well)</i>		12	US\$1,700	US\$2,500	US\$4,800
TOTAL COST, including all options		126	US\$34,500	US\$45,800	US\$74,400
3 bedroom 2 bathrooms standard house		123	US\$38,500	US\$48,000	US\$77,650
Options at additional cost:					
<i>Enclosed kitchen</i>			US\$400	US\$400	US\$600
<i>Door between livingroom and passage</i>			US\$200	US\$200	US\$400
<i>Bigger covered veranda (16 sqm instead of standard 6 sqm)</i>		10	US\$1,100	US\$1,700	US\$2,000
<i>Bigger Master Bedroom</i>		20	US\$3,900	US\$5,200	US\$9,000
TOTAL COST, including all options		143	US\$44,100	US\$55,500	US\$89,650
3 bedroom 2 bathrooms + Self-contained guest-wing		183	US\$49,500	US\$67,800	US\$110,500
<i>Options available on request</i>					
2 x 2 bedroom duplex w. heaped roof		187	US\$54,500	US\$72,200	US\$119,500
<i>Options available on request</i>					

** Shell house

Complete house structure (foundation, plastered walls and roof), including building permit but no occupation certificate from Chongwe Local Council. EXCLUDING the Plot and any additional finishes.

** Semi-finished house

As per the shell house and further including aluminium windows and exterior security doors and fully painted exterior.

*** Turn-key house

Fully completed house. Kitchen with granite worktop and built-in oven and stove. Wardrobes, porcelain tiled floors, bathroom fittings, fixtures and tiled walls, full electrical and plumbing installation etc. Including occupation certificate from Chongwe Local Council.

Standard payment terms

20% deposit upon signing of contract, balance payable over 12 months.

24 months payment plans available at 10% additional cost.

36 months payment plans available at 20% additional cost.

Handover of completed house upon full payment.

House designs can be customized at cost, enquire for details.