



The Official Fact Sheet

Our Little Paradise.



LOCATION & LOGISTICS



Geographical Position:

Tloma Area, Karatu, Tanzania — beautifully overlooking the scenic Ngorongoro Forest and located quite close to the pristine Endoro Falls.

Ecosystem Note:

Intentionally situated within this peaceful local surrounding environment rather than on the crater rim itself, offering a quiet, expansive, and immersive countryside retreat.



Arusha Town / Arusha Airport (ARK):

2.5 to 3 hours drive (140 km)

Lake Manyara Airstrip (LMN):

30 to 45 minutes drive (approx. 20 km)

PROXIMITY TO NORTHERN SAFARI CIRCUIT HIGHLIGHTS



20 - 30 MINS
Ngorongoro
Conservation
Area (Lodoare Gate)



30 MINS
Lake Manyara
National Park



1 HOUR
Lake Eyasi (via the
scenic Rift Valley
track)



1.5 - 2 HRS
Tarangire
National Park

VILLA INVENTORY & CONFIGURATIONS (30 STANDALONE COTTAGES)



TWIN VILLAS

Quatity: 21



DOUBLE VILLAS

Quatity: 7



**CLASSIC 2-BR
VILLA**

Quatity: 1



**TRADITIONAL
2-BR VILLA**

Quatity: 1

Features 1 plush King bed and 1 Queen bed. Ideal for friends or families traveling together.

Features 1 luxurious King bed. Designed specifically with couples and deep relaxation in mind.

Features two separate King bedrooms connected by a shared living area and an oversized forest-view deck. The living area sofas convert into beds, comfortably accommodating families of up to 6 guests.

Features 2 Queen beds in the first bedroom and 2 Single beds in the second bedroom. Offers exceptional multi-bed flexibility for families and small groups. Includes private en-suite WCs and showers for both individual bedrooms.



INTERCONNECTED FAMILY FEATURE:

Out of our standard twin and double cottage inventory, we offer 3 villa pairs that are interconnected. These units feature separate outer entry points but share a secure, common interleading door—an ideal solution for families traveling with younger children.



ESTATE CHAUFFEUR SERVICE:

Because our standalone cottages are intentionally spread wide throughout the property grounds to maximize guest privacy and connection to nature, professional golf cart service is available on demand to drive guests comfortably to and from their villas at any time.



PREMIUM VILLA AMENITIES



In-Room Appointments:

Dedicated private dressing area, luggage rack, dressing table, spacious wardrobe, secure in-room safe, functional writing desk, and complete tea/coffee making facilities.

Cozy Ambience:

A beautiful wood-burning fireplace sits at the heart of the living space to take away the chilly highland evening air.

Bathroom Spa Suite:

Private WC, elegant his-and-her basins, and a high-end dual shower system combining a refreshing rainwater shower head and a traditional rosette.

Outdoor Space:

An expansive private wooden deck fully furnished with a comfortable chaise lounge, table, and chairs.

LODGE FACILITIES & RECREATION



Infinity Pool:

A spectacular infinity-edge swimming pool designed for ultimate guest relaxation while soaking in the beauty of the estate.



Active Recreation:

Designed for wellness and relaxation, the lodge offers on-site activities including a tennis court, fitness gym, 1.5 km jogging trail, and a peaceful man-made lake for canoeing and fishing.



Guided Garden Walking Tours:

Immersive walking tours organized directly within the lodge grounds, carefully planned and guided alongside our passionate local gardeners to explore the vibrant local flora.

LODGE FACILITIES & RECREATION



Oasis Spa

After navigating the long and dusty safari roads, find your sanctuary at The Oasis Spa—the perfect place to restore your mind and body with tailored wellness treatments.



Dining & Lounging:

Enjoy exceptional, themed meals at the Kipepeo Dining Room, heavily supported by fresh produce from our on-site Organic Orchard. Guests can also unwind at the Nest Lounge, a perfect space to relax over drinks, play a game of pool, or enjoy a life-size chess match.



MICE / Corporate Events:

A modern, executive Conferencing Facility fully equipped to comfortably accommodate up to 100 persons.

UTILITIES & INFRASTRUCTURE



Guaranteed 24/7 Power:

The property is securely connected to the national grid for 24-hour electricity, fully backed up by heavy-duty automatic generator sets to ensure guaranteed, uninterrupted power at all times.

Eco-Water Engineering:

High-efficiency, eco-friendly solar-powered water heaters paired with a specialized pressurized grid system to guarantee amazing water pressure throughout the lodge.





Digital Connectivity:

Free high-speed Wi-Fi accessible completely throughout the entire lodge and public areas.



Driver & Guide Care:

Dedicated, professional on-site driver and safari guide accommodation is provided directly within the wider estate grounds.

CONTACT & RESERVATION DETAILS



Our team is here to assist with reservations, enquiries and tailor-made arrangements for individual travellers, groups and corporate clients.



OFFICIAL WEBSITE

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