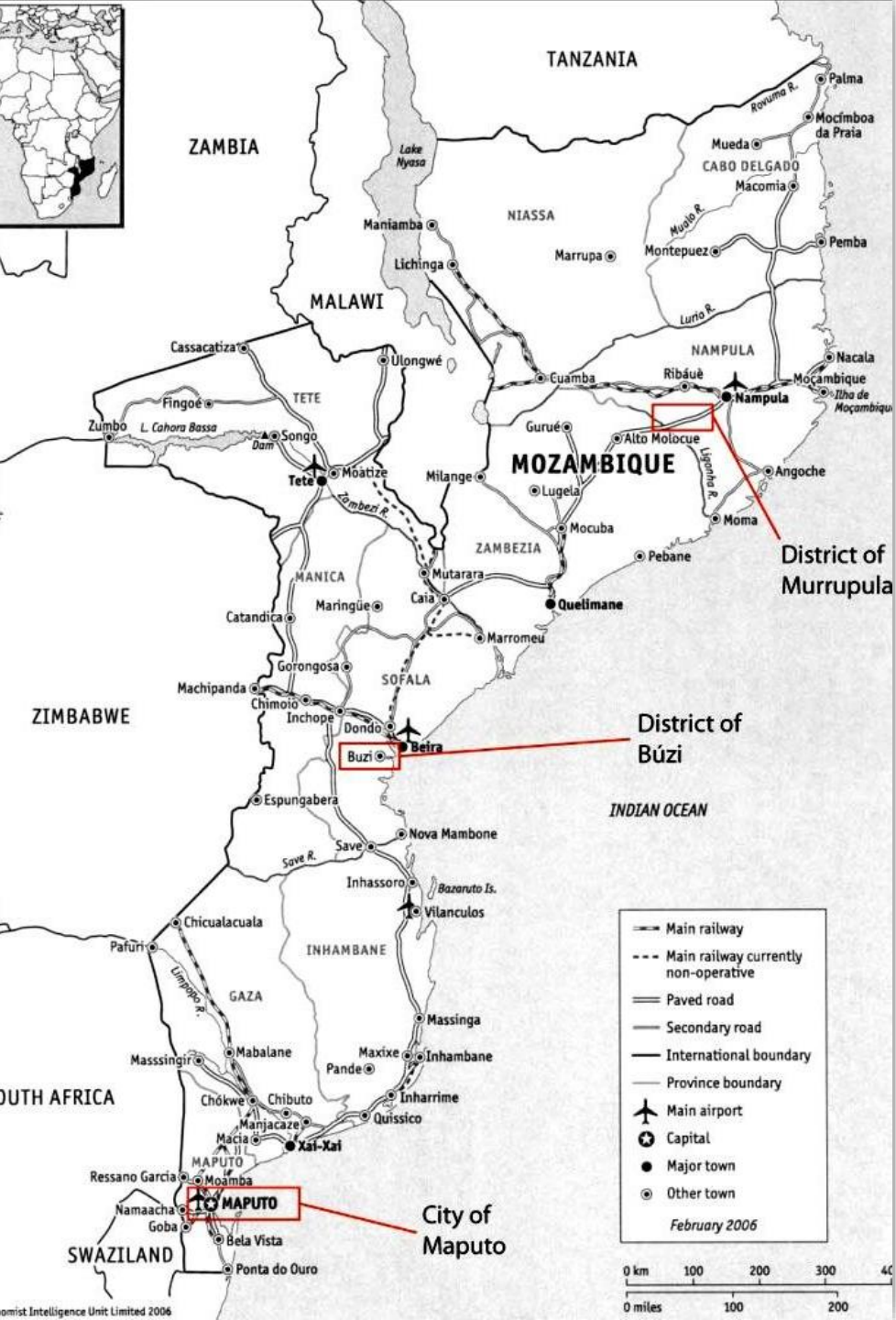




MARRACUENE

PROPOSED RESIDENTIAL
DEVELOPMENT



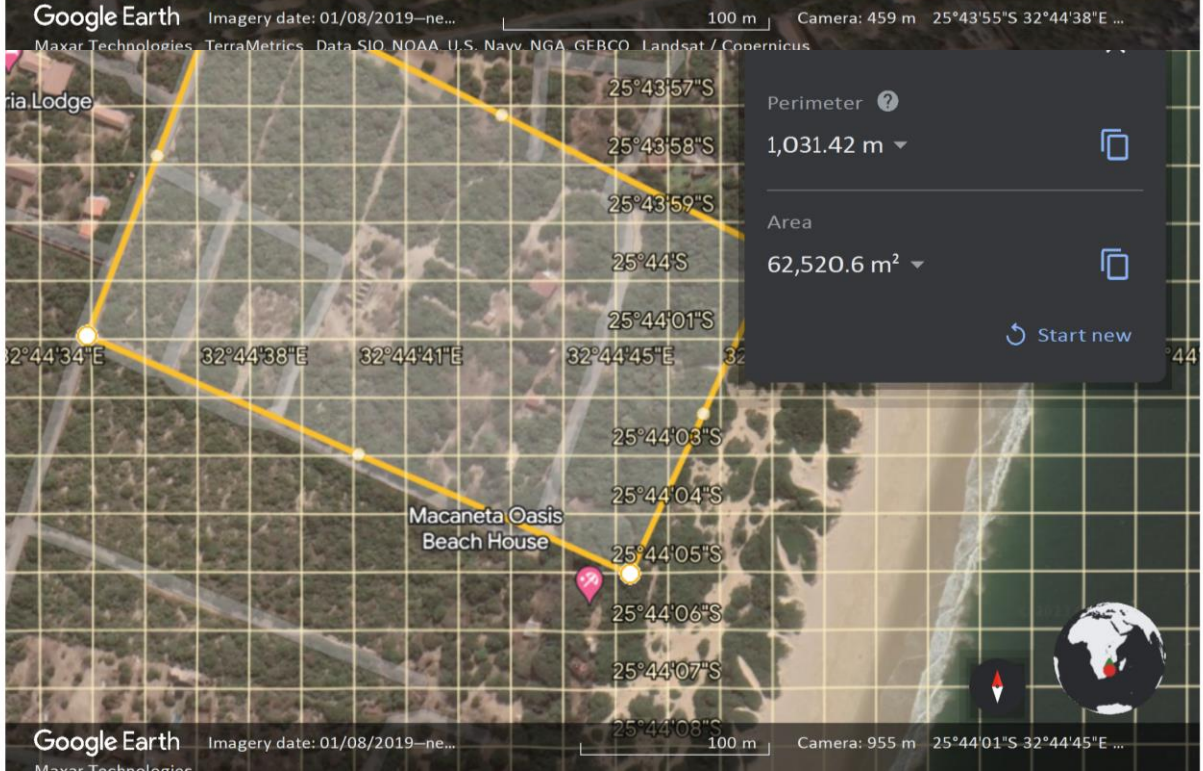
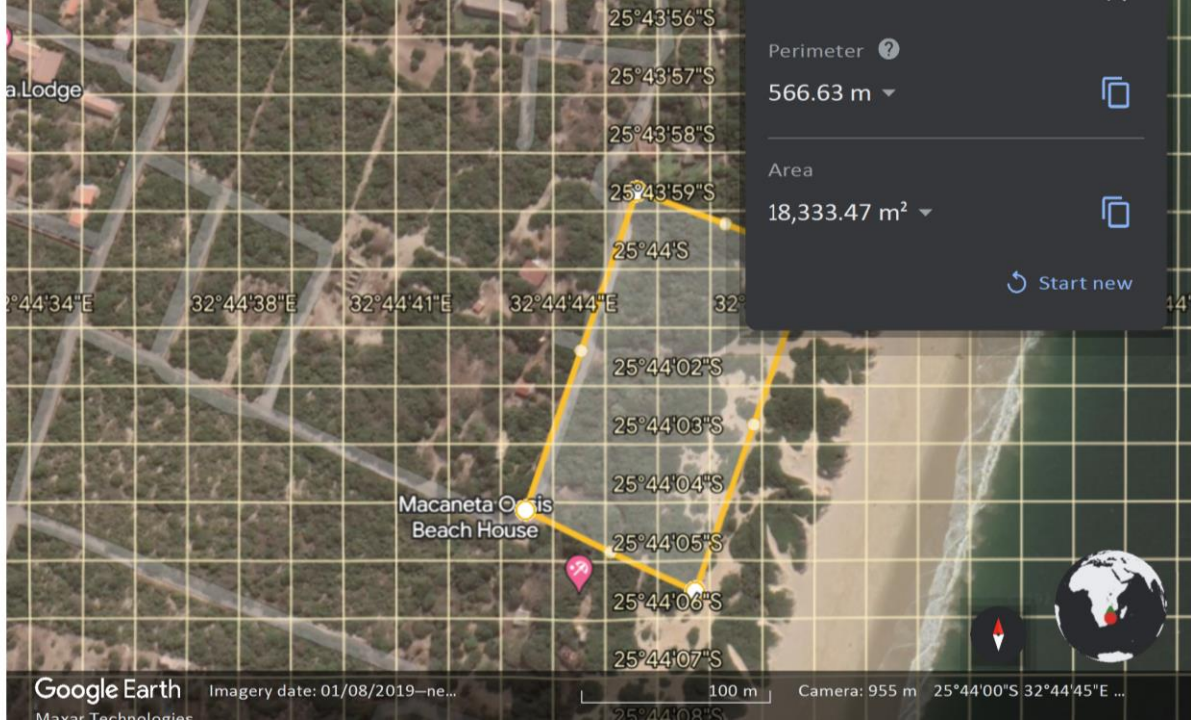
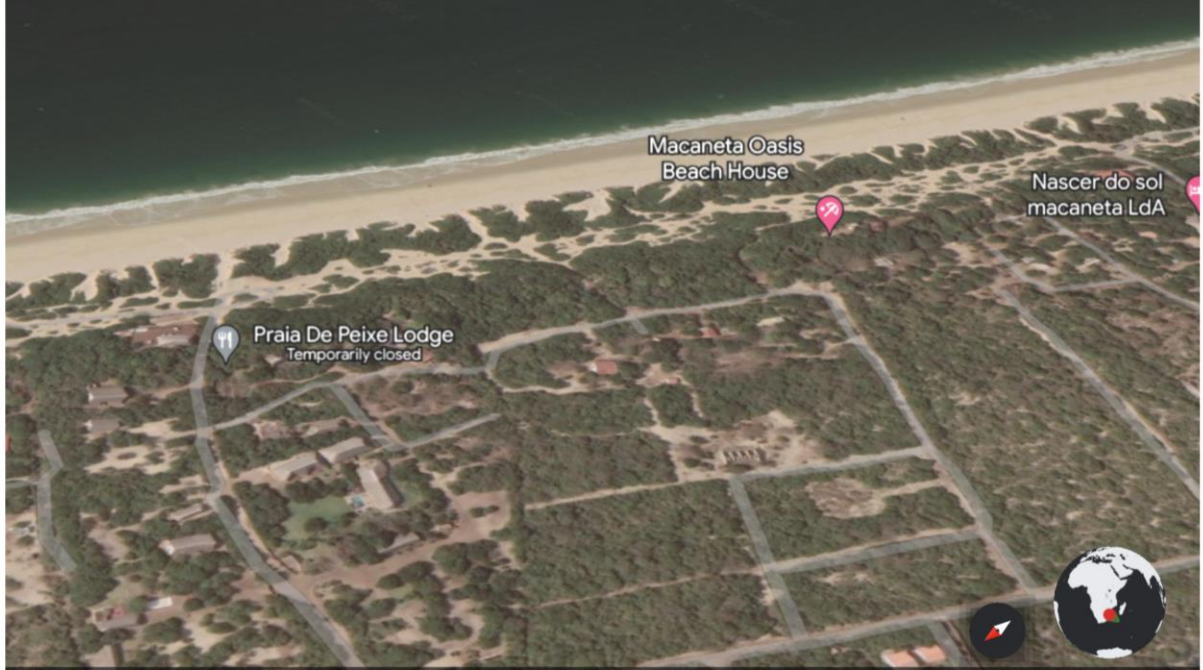
MOZAMBIQUE

Situated on the east coast of Mozambique, 33,9 kilometers from Maputo lies untouched beauty, namely an area called Marracuene.

The purpose behind this concept document is to present this proposed up-market residential development to the reader disclosing the benefits of clean, secure healthy living in an environment respecting the Mozambique coastline as well as the surrounding fauna and flora, in harmony with friends and neighbors, where children can play and interact safely, the elderly finding peace and solitude through the golden years, and due to the distance between the proposed site and Maputo, commuting daily is an easy exercise for the well-heeled working sector.







I PARTE
TERRA Nº 0265
TERRA DO TÍTULO DE USO E APROVEITAMENTO DA TERRA

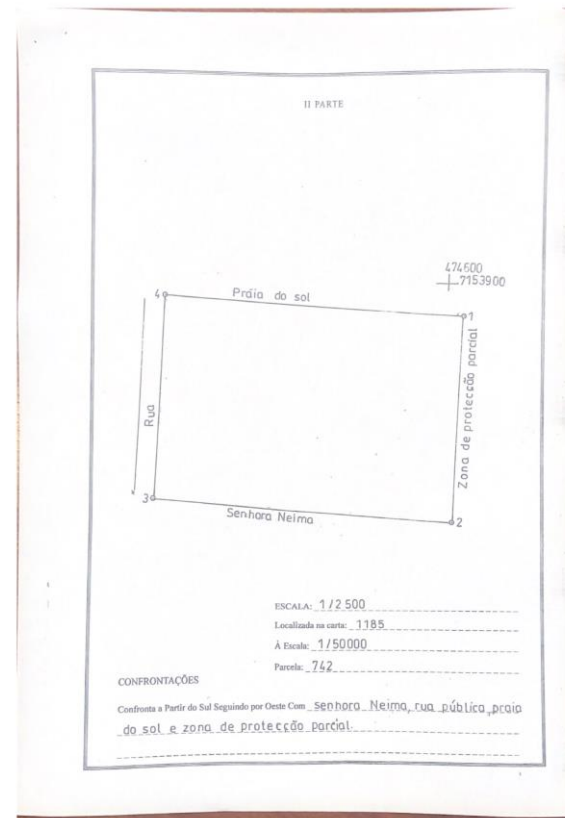
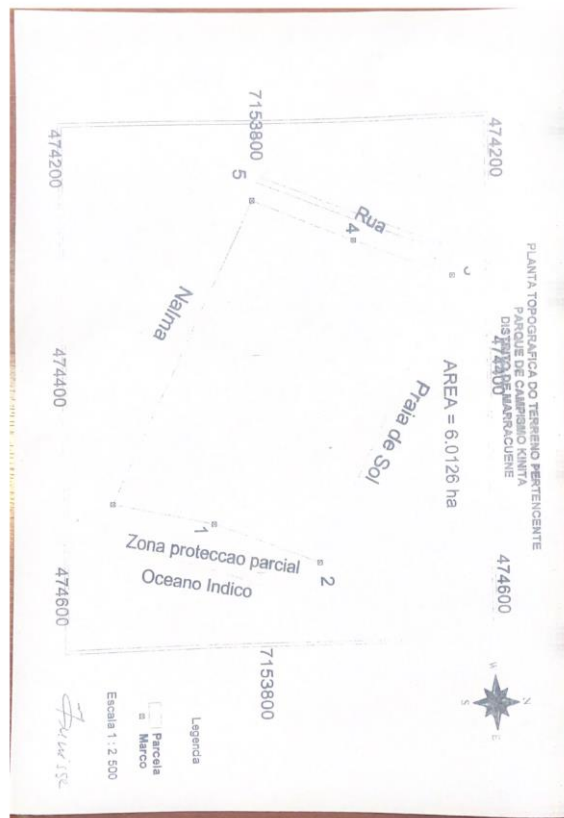
Nome do Titular: [REDACTED]
 Posto de Referência de Localização: [REDACTED]
 Situação do Imóvel: [REDACTED]
 Município: Maputo
 Distrito: Marracuene
 Posto Administrativo: Sede

PROTEÇÃO DE USO QUE ANTERA DADO E APROVEITAMENTO
 São: Eixo a Governação da Província de Maputo
 Decreto de autorização de uso e aproveitamento: Nº 11.09/13 de data de 08 de maio de 2013
 do regulamento aprovado pelo Decreto Nº 5628 de data de 12 de junho de 1978
 com 5,0126 ha de extensão. Província: Maputo
 Distrito: Marracuene. Posto de aproveitamento: Sede

Este título é concedido pelo período de: Definitivo
 com uma área de: 5,8000 mts

Força de produção: S. P.O. C. - Maputo
 Matrícula: 08 - 10 - 12

Chefe dos Serviços Provinciais
[Assinatura]



REPÚBLICA DE MOÇAMBIQUE

TÍTULO DE USO E APROVEITAMENTO DA TERRA

Província de: Maputo
 Distrito de: Marracuene
 Posto Administrativo de: Sede

Nome do Titular: [REDACTED]

DEVELOPMENT PREPORTIONS

PROVISIONAL

FREEHOLD or full title describes the transfer of full ownership rights when you own a property, which includes the building and the land it is built on. These kinds of properties include free-standing houses, cluster houses, residential property used for business purposes, and smallholdings.

The ocean dune prohibited area can be reduced, but only after special and specific permission from the governing authority is granted

15% COMMON GROUND FOR PARKS, RECREATION, ROADS, SPORTS & FOLIAGE (9378m²)* BULK x2

02% CLUBHOUSE, RESTAURANT AND ESTATE MANAGEMENT OFFICES (1250m²)* BULK x2

29% OCEAN DUNES: PROHIBITED DEVELOPMENT RESPECTING THE ECO SYSTEM (18,130m²)*

35% DOMICILE UM – 20 FREEHOLD STANDS 1094m² (21,882m²)* BULK x2

11% DOMICILE DOIS – (4UNITS x 5Clusters x 340m²) BULK x3 (60 UNITS) (6877m²)*

08% DOMICILE TRÊS – (10UNITS x 2Clusters x 250m²) BULK x3 (5001m²)*

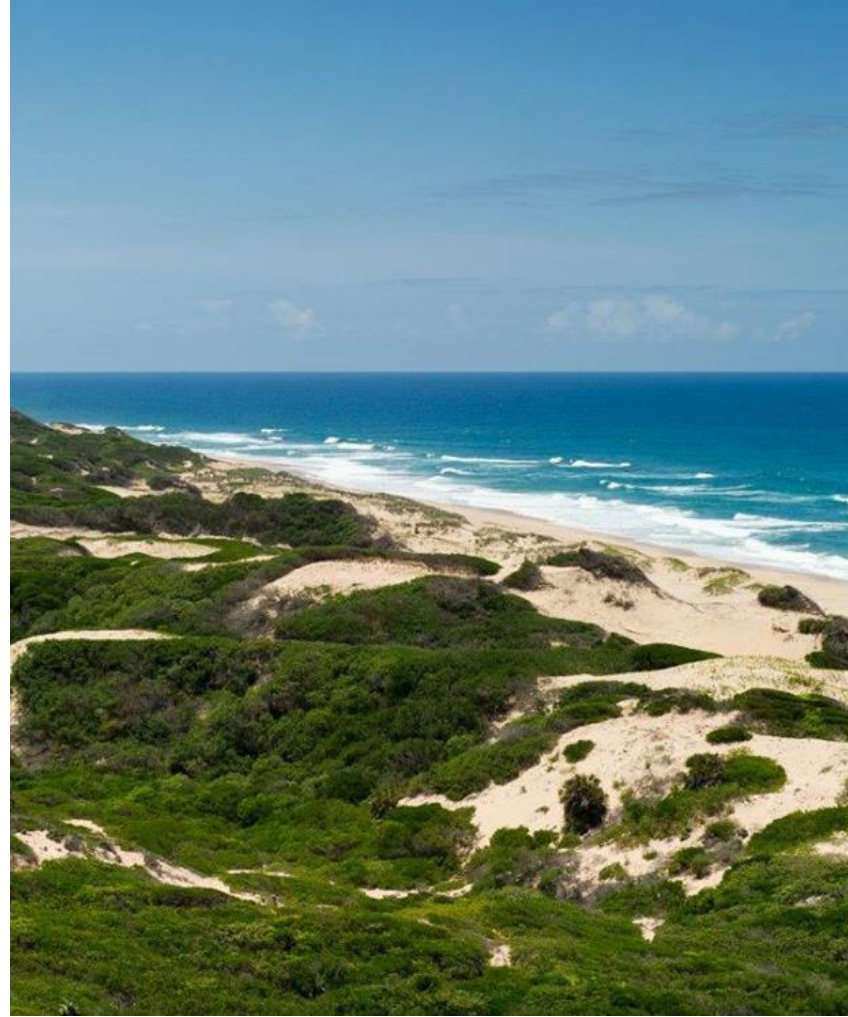
100% = 62,518m²

* The m² bracketed is foot-print measurements of erf required, not the bulk m²



DEVELOPMENT





SAND DUNES

VIEW
COMMON AREA
VIEWING DECKS IN
THE PROHIBITED
ZONE OVERLOOKING
THE INDIAN OCEAN



PARKS, RECREATION AND
SPORTS



AND SOME MORE





WATER RECREATION



HEALTH

CYCLE TRACKS.

PATHWAYS FOR THE EVENING JOG.

PROFESSIONAL GYM.





SECURITY AND ROADS

CLUBHOUSE, RESTAURANTS, COMMON PROPERTY,
ESTATE MANAGEMENT, AND THE SOCIAL MIX....



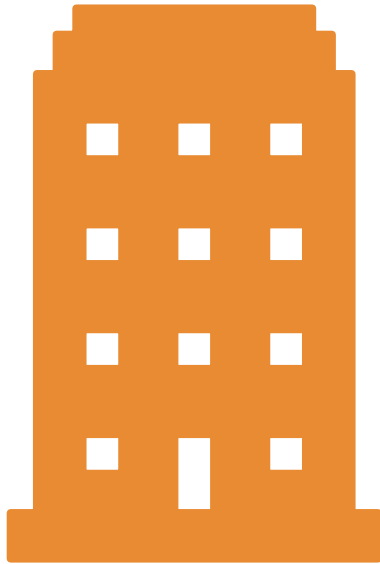


DOMICILE UM

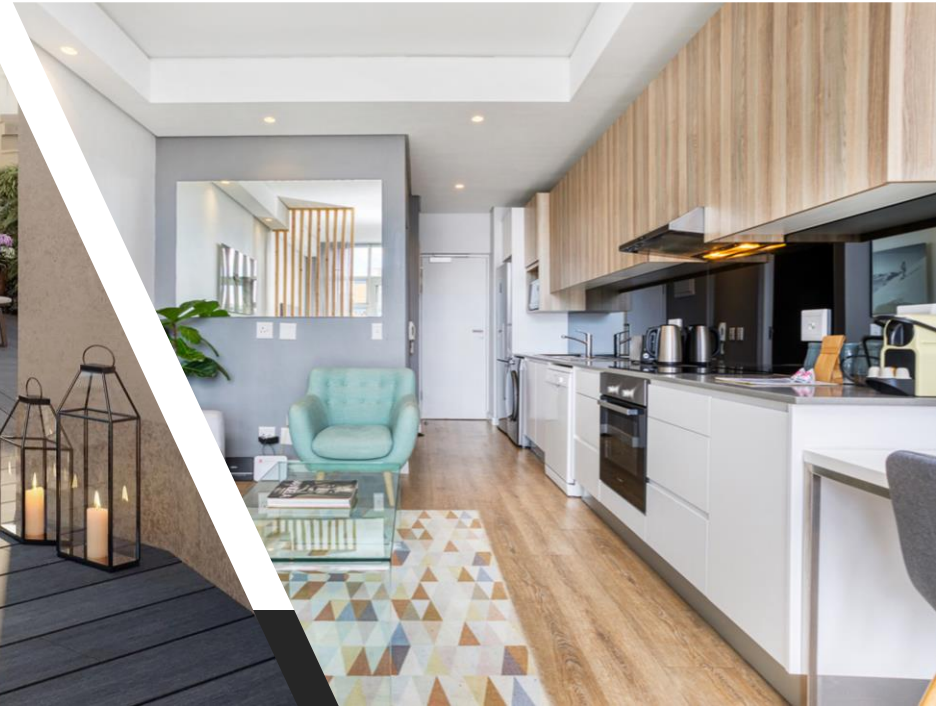
- Attention to detail, mixed styles from colonial to the ultra modern freehold stand//dwelling is the first option, high-end luxury homes of distinction.
- Allocated number of stands (Provisional) - 20no
- Approximate stand (Erf) size (Provisional) - 1094m²
- Bulk factor x2, namely double story.
- Approximate “High-End” build cost, excluding Erf, professional fees, duties and taxes.
- \$1,052,000,00



DOMICILE DOIS



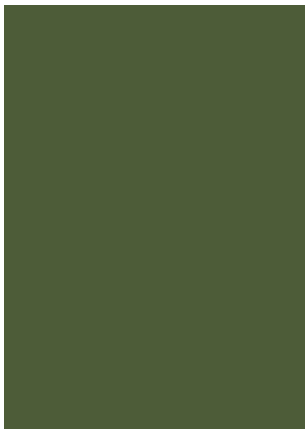
- Attention to detail, multi use//combined living space apartment style for the young executive couple or singular, high-end luxury living ala New York//London if you didn't know you were on the East Coast of Africa.
- Allocated number of clusters (Provisional) - 5no x 4units/cluster @ 340m²
- Approximate stand (Erf) size (Provisional) - 6877m² for all 5x clusters.
- Bulk factor x3, namely double story with added loft living, equaling 60units in total.
- Approximate "High-End" build cost, excluding Erf, professional fees, duties and taxes.
- \$610,000,00





DOMICILE TRÊS

- Attention to detail, townhouse living space for those well-healed individuals starting out investing in high-end real estate.
- Allocated number of townhouses (Provisional) - 2no x 10units/townhouse @ 250m²
- Approximate stand (Erf) size (Provisional) - 5001m² for all 2x townhouses.
- Bulk factor x3, namely double story with added loft living, equaling 60units in total.
- Approximate "High-End" build cost, excluding Erf, professional fees, duties and taxes.
- \$368,000,00



RETIREMENT VILLAGE, OFFERING EXCLUSIVE LIVING FOR INDEPENDENT RETIRED PERSONS.



SPECIAL CARE INFIRMARY FOR SPECIAL NEEDS RETIRED PERSONS.

RETAIL, DAILY SHOPPING ON THE DOORSTEP, HOLIDAY FASHION, ETC.

NURSERY SCHOOLING FOR THE WORKING PARENTS.

JUNIOR SCHOOLING, LEADING TO SENIOR LEVELS IF REQUIRED AND PETITIONED.

PHASE II

MARRACUENE

An area steeped in history; its beauty remains un-spoilt.

A new way of life and living.

A healthy way.

A free way.

