

The logo features a white, stylized wave or arc above the text. The text is in a clean, white, sans-serif font.

PLANET
ZANZIBAR

A photograph of a traditional dhow sailing on a vast, deep blue ocean under a dark, overcast sky. The boat has a large, white, triangular sail and a dark hull. The water shows some ripples and a slight wake from the boat. In the distance, a low island is visible on the horizon.

P L A N E T
Zanzibar
P R O J E C T

Project Presentation

(business proposal)

1. Location
2. Luxurious villa
3. Construction
4. Equipment
5. For each owner
6. General information
7. Price and terms of payment
8. Warranty

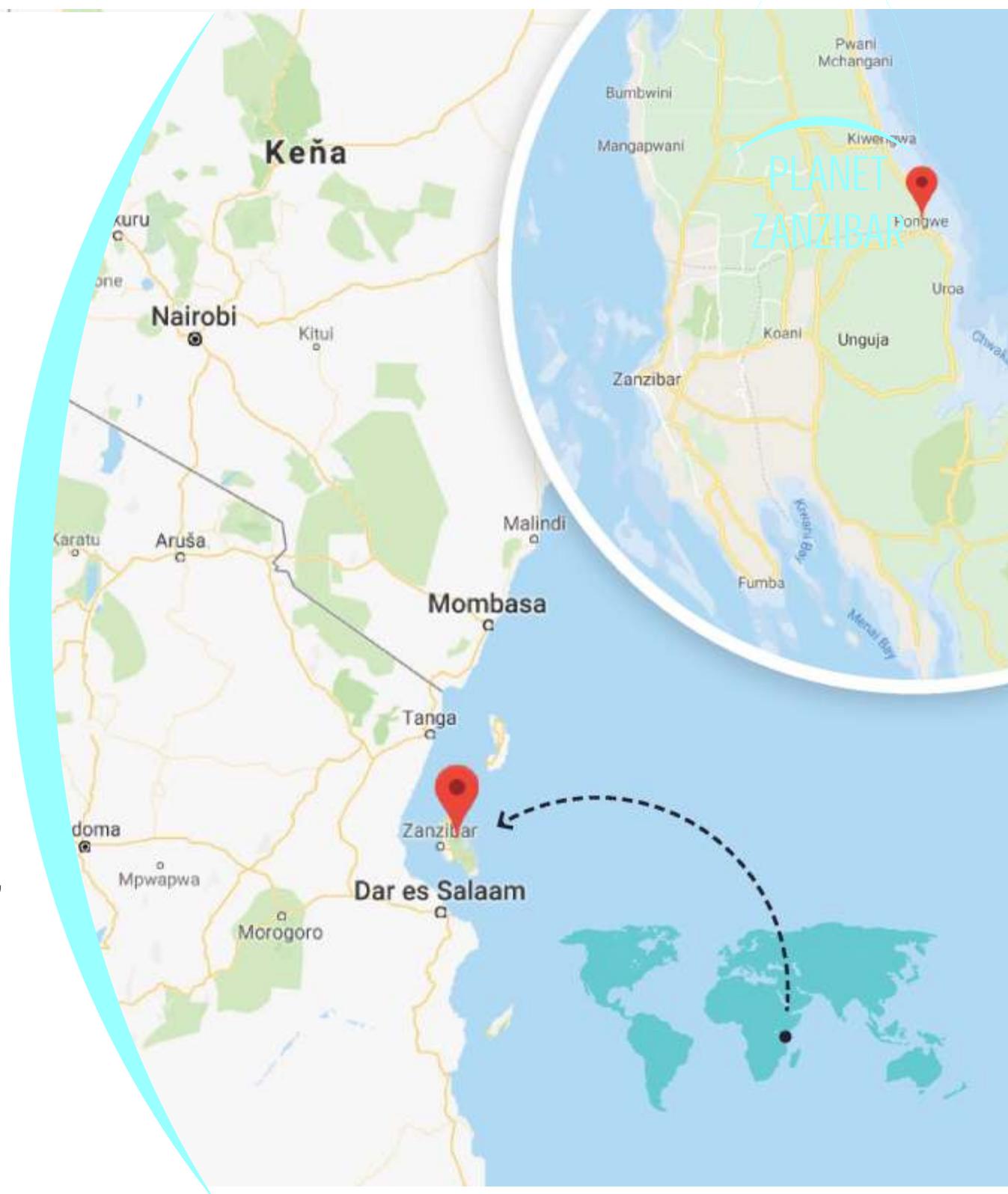
The project, named **Planet Zanzibar**, was originally created as an exclusive club project whose main idea was to build and operate luxurious accommodation entity on the Zanzibar island.



1. Location

Zanzibar, also called the Spice Island, was once an important Indian metropolis in the Indian Ocean. It was an important hub for dealers from India and the entire Arab world. Slaves, ivory, pepper and especially clove were traded. It is the spice behind the glory of the island. Today, Zanzibar is a popular tourist destination with a year-round pleasant equatorial climate and the warm waters of the Indian Ocean.

The 3 500 square meter large property is located in Kusini Unguja directly on the seashore on the east coast of Zanzibar. According to the project documentation, the resort will consist of only two 250 sq m and 350 sq m villas, a restaurant, a bar, one or two separate pools and sports equipment rentals. The total capacity of the complex is max. 12 persons.



2. Luxurious villa

We offer you the possibility to order one of two luxury villas:



Villa A - with 250 sq m of living space, + an outdoor terrace of 100 sq m and a private pool. The villa is a one-story building.



Villa B - with 250 sq m of living space and a covered terrace of 100 sq m. Villa is a ground floor building.

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3. Costruction

LIGHT GAUGE STEEL PREFABRICATED HOUSING SYSTEM:

This system, using cold-formed galvanized / aluminized zinc light gauge steel framing as load-bearing structure, integrated with cladding material of heat insulation, sound insulation, water proof and fire resistant, is one kind of multi-functional, energy saving and eco-friendly housing systems. As a mature technology its all components can be produced on a large scale and the operation at construction site is only to assemble all components.

1. ROOF SYSTEM

- The composite roof has the functions of rainproof, weather resistance and heat insulation and can achieve a variety of shapes.
- Ventilation circulation design, always keep the air fresh

2. WALL SYSTEM

- Pipelines are buried in walls and do not take up interior space.
- The walls of the house are filled with fiberglass cotton and sealed off from the outside with an insulation board. Thanks to this, the house has excellent insulation, thermal insulation and soundproofing performance.
- Respiratory paper, waterproof and breathable, which can effectively adjust indoor air humidity, make living more comfortable, and effectively prevent mold growth inside the wall.



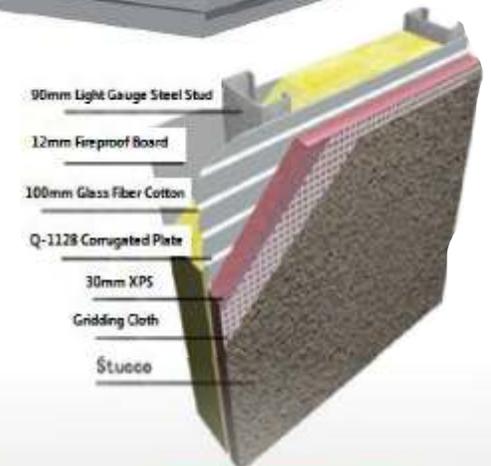
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3. FOUNDATION SYSTEM

- Cause the light gauge steel has minimal self-weight, the foundation construction cost can be reduced much.
- The basic moisture-proof design effectively prevents moisture and harmful gas invasion.
- The reasonable anchoring method ensures the reliable connection between foundation and main body.

4. PERFORMANCE PARAMETER FOR LIGHT GAUGE STEEL FRAME PREFABRICATED HOUSE

- Earthquake Resistance: It apply to district with earthquake fortification intensity of more than eight degree.
- Wind Resistance: it can resist hurricane of more than class 12.
- Durability: the life of main structure body is over 70 years.
- Usable Area: compared with traditional buildings its usable area has been increased by 5%-13%.
- Flame Rating: depending on different design the fire retardant time can be one to four hours.
- Sound Insulation: exterior wall - 65dB, interior wall 45dB ,
- Heat Insulation: with 200mm thick wall the house's thermal resistance value can reach $3.2 \text{ m}^2\cdot\text{K}/\text{W}$.
- Environmental Protection: steel material can be completely recycled.
- Energy Saving: compared with traditional buildings, with new materials which have good insulation performance its energy can be saved by 65%.
- Construction Period: it is one third of traditional construction period.



Exterior Wall Type 3



4. Equipment

The interior equipment and appliances will be tailored to the customer's individual requirements.

High quality materials used, modern furniture and branded electrical appliances are a matter of course in the villa.

All rooms are air-conditioned and equipped with aluminum windows and doors with Thermal Brake technology and double glazing. This allows low energy consumption and maintain a pleasant climate to be kept inside the building.



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5. For each owner

- acquisition document and property ownership certificate
- unlimited time and period during the year for personal using the villas
- possibility of joining the "hotel program" and renting the villa with a profit min. 15% p.a.
- hotel staff services, including property protection, cleaning and dining options on site
- ocean view and direct access to the beach from each villa.

Available on site:

- swimming pool, kayak and bicycles rental
- private front yard at each villa
- possibility to rent or buy a car, Parking spaces in the area of resort
- slovak, german and english-speaking manager, local lawyer services.

6. For your information

- international airport and Seaport at distance 45 km
- air connection from Vienna, Bratislava, Prague and all major European cities
- average annual temperatures 24 - 32 degrees Celsius
- coastal water temperature in December - April 30 - 34 Degree Celsius
- High Season - 10 months a year
- The Government of Tanzania and Zanzibar guarantee 100% ownership of real estate for foreigners.



7. Price and terms of payment

The price per 1 sq m ready made villa is 3500 EUR.

The price depends on the living space of each villa.

Villa A - 250 sq m living space, has a ground floor and 1st. floor. Part of the Villa is an outdoor terrace of 100 sq m and a private pool.

Villa B - 250 sq m living space, is a ground floor building. It has a covered terrace of 100 sq m.

When building 2 identical Type A villas, each has a private pool. When building 2 identical Type B villas, both villas share a common pool

The price for all costs (labour and material) associated with the real estate construction shall be paid by the Customer in the form of 4 installments as follows:

1st. installment of 30% of the purchase price of the property against the signature of the Work Contract by both parties

2nd. installment of 30% of the purchase price of the property, after completion of the main structure body

3rd. installment of 30% of the purchase price of the property, after the installation of interior, appliances and furniture

4th. installment of 10% of the purchase price of the property represents the total financial settlement of the work based on the work and supplies. The Contractor shall have the right to issue the final invoice on the day of signing the handover and acceptance protocol. The Customer is obliged to take over the construction and pay the remaining amount within 30 days from the day of handing over the works.

8. Warranty

The building is guaranteed for 3 years.

On all installed devices and systems - according to the time specified by the manufacturer.



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The most important information shortly

1. **Location** - Africa, United Republic of Tanzania, Zanzibar, East Coast, Pongwe Pwani.
2. **Completion date** - 12 months after signing the contract and paying the first installment.
3. **Living Area** - 2 Luxurious Villas: Villa A - 250 sq m living space + an outdoor terrace of 100 sq m and a private pool. The villa is a one-story building. Villa B - 250 sq m living space + a covered terrace of 100 sq m. Villa is a ground floor building.
4. **Equipment** - according to choice and customer request.
5. **For each owner** - registration document and ownership certificate. Unlimited time during the year for the private use of the villas. Ocean view and direct access to the beach from every villa.
6. **Price** - 3 500 EUR per square meter of living space.
7. **Warranty** - The building is guaranteed for 3 years. On all installed devices and systems - according to the time specified by the manufacturer.
8. **Contact Information** and information about the project can be found on our website:

www.planet-zanzibar.com

You can also contact us at any time by e-mail, Skype or phone.

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Project Manager and Developer:

M.Eng. Jack K. Malinowski



Villa A

BACK VIEW



Villa A

FRONT VIEW



Villa B

BACK VIEW

Villa B

FRONT VIEW





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