

BUSINESS PLAN

An Implementation of a Luxurious Project will be established in the Heart of Dar es Salaam with Total Cost of Twenty Two Million Two Hundred Sixteen Thousand Dollars (22,216,000). Both projects will be one of the important factors for Contribution towards Blue Economy as Both of the Projects are close to the sea.

Our Proposed Twenty Two Million Two Hundred Sixteen Thousand Dollars (22,216,000). World Class Project is Uniquely located right at the Cliff overlooking the vast Indian Ocean. The project is located at Yatch Club Road on Plot no 1503/1 Msasani Peninsular Area, Kinondoni Municipality. Certain units of the Proposed Project will be available for **Sale, Long term Lease and on Rental.**

The Architecturally Marveled project will have a Unique infrastructure infused with Natural Finishing Materials such as Selected premium Stones and Highly polished Marbles to bring out the Super Luxurious and Premium Feel to the spaces. The Proposed Project will be available for **Sale, Long term Lease and on Rental.**

The Proposed Magnificent structure consists of the following:

- 1) 1 Storey of Premium Office Space
- 2) 6 Storeys of Emperor and Presidential Suites
- 3) Top most floor of Global Conference Centre.

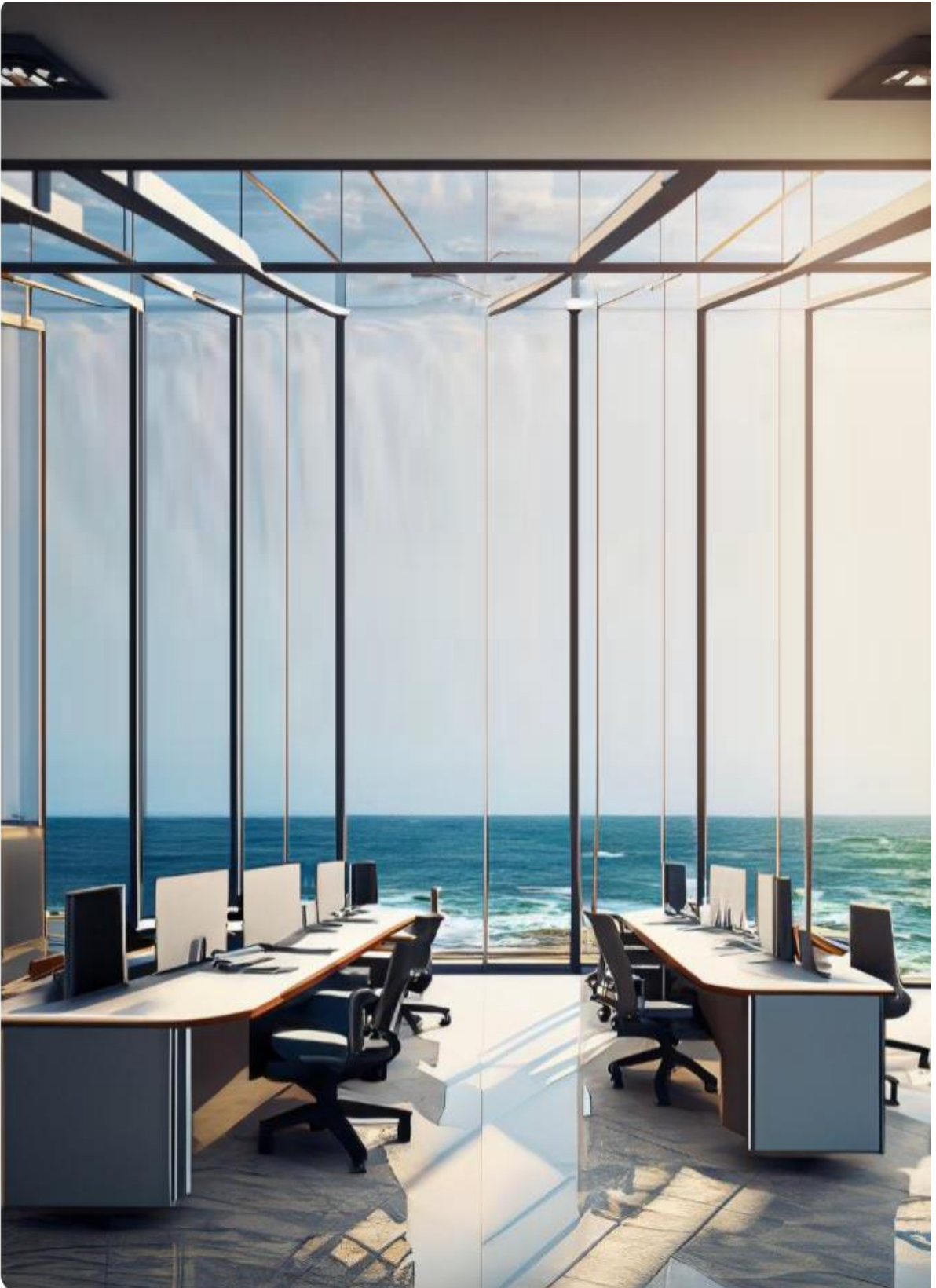
PROJECT 1 DESCRIPTION / BRIEF

ULTRA LUXURIOUS OFFICE SPACE

Our Proposed super Luxurious World Class Project is Uniquely located right at the Cliff overlooking the vast Indian Ocean. The geography of the Land instils on the Main Cliff enlarging towards the Sea allowing breath taking and serene views of the ocean. The Architecturally Marvelled project will have a Unique infrastructure infused with Natural Finishing Materials such as Selected premium Stones and High polished Marbles to bring out the Super Luxurious and Premium Feel to the spaces. **There would be only Two floors of limited edition ultra luxury office spaces.**

Office space :

- I. A New Cruise effect concept of the office space for the freshness of nature right on the sea. All inner office spaces and each square meter will have breath taking view of the Indian ocean with yachts parked and cruising in to the sea, as Dar es salaam Yacht Club is right next door. An inspiring and rejuvenating office space. An office space which has never before been so close to the nature with a touch of luxury and nature beyond expected.
- II. A unique ultra luxury artistic office with an inspiring marvellous view of the sun setting on the horizon of the Indian ocean, with the clear sea green waters. An exclusive state of art super luxurious Elevators and Lobby only for these 2 office spaces. Other floors will have a 5-star luxurious hotel with a separate wing, lobbies, and lifts.
- III. All the offices will have access to breath taking view of the sea and all offices will have out door meeting rooms, outdoor office seating to give a feel of cruising in the ocean as shown in the drawing.
- IV. Apart from the main lobby, every floor will have a super Luxurious sitting at the edge of corridor, for coffee or to entertain the guest.



UNIQUE HIGH END GLASS WALL TO CEILING CONCEPT FOR PREMIUM OFFICE SPACE OVERLOOKING BREATH-TAKING INDIAN OCEAN VIEW WITH SPECIAL HEAT-RESISTANT GLASS.



Sea View Facing Balcony with outdoor seating for Meetings.



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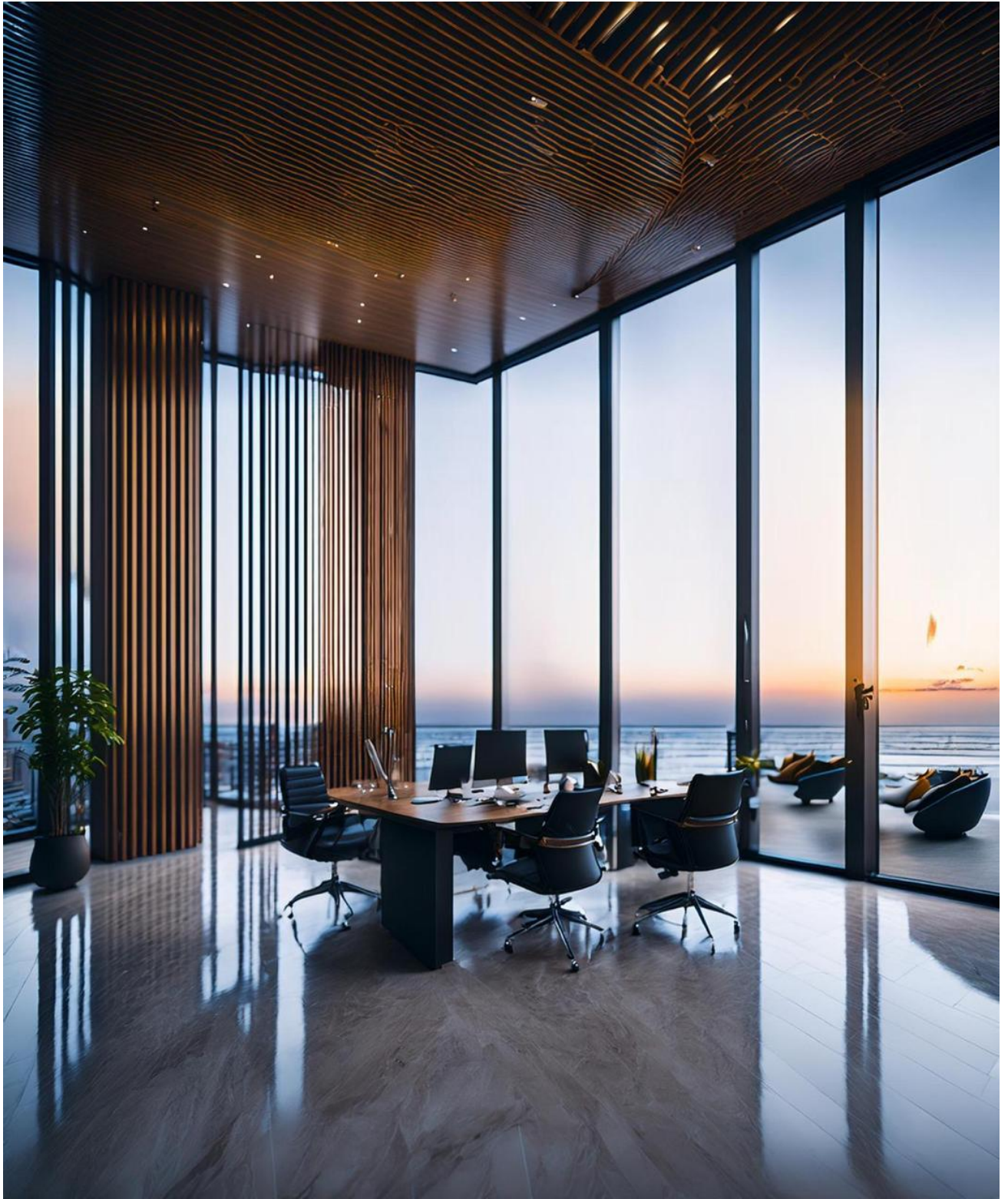
Inner Office proposed meeting room setting overlooking Indian Ocean Sea View.



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ULTRA LUXURIOUS 5 STAR HOTEL

A rare combination of where the Super Luxury of the 5 Star Hotel meets the Indulgence of the Nature for the very First time with sunset right at the Horizon of the Indian Ocean. Where the Architectural meets the Marvel of the Nature and the Nature Meets the Luxury. One of the First Super Luxurious 5 Star Hotel on the Banks of Indian Ocean which will also have direct access to the Indian Ocean.



Double Height Ceiling with Italian Hand-picked Marble Cladded Flooring for the HOTEL LOBBY

- The Main Hotel Lobby strategically located on the 7th Floor right at the brim to face the magnificent views of the Indian Ocean will have Gold coated Glass Frames and clad with Hand Picked Italian Polished Marble floor.
- A Total of 3 Exclusive and Exquisite Floors will be dedicated to World Class Presidential Suites and Grand Royal Suites.
- Double Height Floor to Ceiling Height Tilt Glasses provide seamless views of the nature.
- The Hotel will host an Exclusive docking right to its Premium Guests for their Yachts.
- A Floating dock will be installed and connected directly to the Hotel Lobby.
- The Hotel will host one-of-a-kind Finest and Exclusive Sea Facing Restaurant.
- A Contemporary Ultra Modern Business Lounge and Bar will also be one of the many Super Amenities of the Hotel.

WORLD'S LIMITED EDITION EMPEROR SUITE.

- The Emperor Suite, Unheard of Such an Enormous and Massive Size is one of the High end Exclusive premium Emperor suite unit throughout the world.
- The Unit instils on the Main Cliff enlarging towards the Sea allowing breath taking and serene views of the ocean.
- **The Master Bathroom, specifically designed to give an utmost privacy to the guest with an open curtain for the Bathtub but at the same time gives an Elevated and exclusive view of the Indian Ocean. The Master Bathroom will also boast 24k Gold Coated accessories.**
- The Emperor Suite will Have a Rich and Elegant Interiors with the Main Living room and Bedrooms to be cladded with the Finest Italian Hand polished Marble Slabs laid by the makers of Taj Hotel Mumbai.
- The Living Room and the Master Bedroom will be having a seamless view and will be overlooking the Breath taking Scenic Indian Ocean View and the Yachts docking.
- It will cater An exclusive 3 Spacious and Luxurious Ensuite Bedrooms with its own dedicated Sea Facing Balcony.
- All master bedrooms will have Exquisite and attractive Bathrooms overlooking the Serene Indian Ocean. Some of the Top end International Brands dealing with Sanitary and Accessories will be used for the Bathrooms.

WORLDs UNIQUE EMPEROR SUITES VIEW



Ultra Luxurious and spacious Master Bedroom overlooking Indian Ocean



Marble cladded Bathroom with Lavish Interiors



Contemporary style Exclusive Living Room overlooking Indian Ocean



Spacious Balcony with be-spoke outdoor seating overlooking Breath taking Indian Ocean View.

PREMIUM AND EXCLUSIVE AMMENITIES OF **THE PROJECT.**

- Super modern and State-of-Art International Global Conference Centre which is one of its kind with all the latest technological advancements. (**Attached picture)
- Exclusive Floating cantilevered Water Deck and Open deck for Cocktails and VVIP Events overlooking breath taking view of Indian Ocean on the Top Most Floor. (Attached Render **)
- High End Exclusive Sky Bar and Business Lounge cladded with handpicked Italian Marbles and Interiors creating an utmost Elegant ambience for the user. It is situated on the Seventh Floor Overlooking the Beauty of the Indian Ocean.
- An advanced Built in Spa, Sauna and Hamam feature on the 7th Floor Overlooking the soothing and changing color of the Sea.
- An In house Fully Equipped Business Centre situated on the 7th Floor ready to host any International meetings.



Double Height Ceiling with Italian Hand-picked Marble Cladded Flooring for the HOTEL LOBBY

SKY LOUNGE



Exclusive Skybar overlooking magnanimous view of Indian ocean



Elegant Sitting at Sky Bar providing soothing ambiance with the fresh breeze from the Indian Ocean



Indoor Bar area of the Sky Bar.

PRESIDENTIAL SUITES

Each Presidential Suite will feature a Huge Living room area complete with High End wall and Polished Marble Finishes. A Fully Equipped kitchenette and his-and-hers Italian marble baths with whirlpool tub and glass enclosed shower. A King Size bed with Luxurious in-house feature on the same floor.



The Presidential Suite

The Design Concept of Presidential Suite with Living Room Overlooking the Indian Ocean will differ from one another. No Suite will be similar to the other. Each will be uniquely designed.

INTERNATIONAL GLOBAL CONFERENCE CENTRE

The Pinnacle of this Project, suited at the top most floor compromises of World Style One of its Kind Global Conference Centre. It is Architecturally Carved and Molded with some of the Top most Luxurious Finishes to give a sense of Indulgence and Serenity. The Conference Centre will cater to host 200 VVIP at any given time. It's Latest Inhouse Tele Conferencing and Translation Equipment's will be one of the standard Features.



World Class International Conference Centre.

Main Conference Hall with Double Height Ceiling topped with One-of-a-Kind Intriguing Dome Shaped Skylight to allow Natural light and Ambiance into the Hall space. The Multi-level Tiered seating will allow breath taking views from any position of the seating from the Conference Centre.



Exclusive Global Conference Centre

The Exclusive Conference Hall is Architecturally designed for Hosting Private and Special and exclusive Meetings, discussions or Events. Huge pane of Structural Tempered Glass is used to allow maximum visibility of the Indian Ocean View. The Structural Tempered Glass also has a special layer UV Heat Resistant coating to maintain the Lower temperatures inside the Conference Hall for maximum comfort. High and Acoustic configured Ceilings and Sound dampers will be installed to minimize sound reverberations giving Theatrical like Experience for Events.



High End Ultra Modern and Spacious Conference Halls for Hosting Corporate Events, Meetings, Cocktail parties, Seminars and Webinars.

The Exclusive Conference Hall will have High Heighted Ceiling to give Spacious and Modern to Feel of the space. Contemporary style Furniture and Flooring will be installed as one of the Premium standard of finishes.