



# THE VILLAGE

AT KUNTA KINTEH BEACH COMPLEX





# OVERVIEW



Located directly by the sea in the Gambia, on the beach of Kotu in West Africa, lies the well-known Kunta Kinteh Beach Resort with its 22 small bungalows for living and holidaying. In cooperation with the Austrian MASThave Architektur ZT GmbH, an innovative extension of the hotel complex is planned - „The Village“ at Kunta Kinteh Beach Complex. This exclusive apartment complex consists of four individual buildings, each with five spacious, luxurious flats. The building

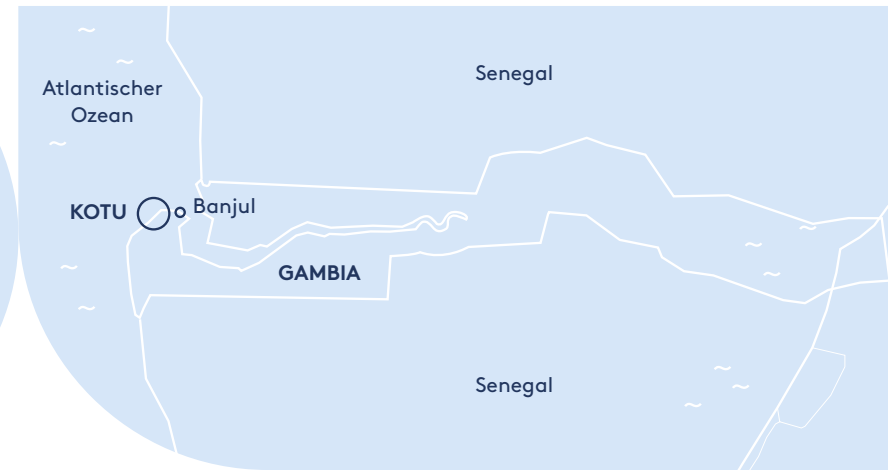
ensemble sets new standards in terms of building standards here in the country. For the construction of the spacious 2- or 4-bedroom apartments, sustainable building concepts are used entirely in the sense of a green investment quality level. In The Gambia, this type of efficient eco-construction technology is a completely new product on the market and can only be realised through the pioneering work and extensive know-how of the experienced, European general planner.



YIELDS  
UP TO  
15 %

## THE FACTS

Building start:	expected in autumn 2023
Completion:	expected in summer 2025
Apartments:	20 units
Living area (GIA):	from 137 m <sup>2</sup> including terraces
Number of rooms:	2 or 4 bedrooms
Price per m <sup>2</sup> :	depending on the apartment complex EUR 1.616 – 2.040/m <sup>2</sup>
General area:	spacious, groomed garden area with own pool and dreamlike, private beach section
Parking:	roof-covered outdoor parking spaces
Purchasing price:	from € 189,000.-
Yield:	9 – 15%



## THE LOCATION

The property is located directly on a beautiful sandy beach in the area of the tourist zone of the Gambia, more precisely on the wonderful Kotu beach. It is a central and very popular area with a fantastic view to the northwest, out to the Atlantic Ocean. At the same time, there is a direct connection to a large natural area next door. The connection to the main road is well developed.

The Kunta Kinteh Beach Complex is situated somewhat away from the tourist hustle and bustle. This is a wonderful place to recharge. The Gambia is known for a variety of exotic birds and in the area of the new apartments with the natural green area in the background, many of the approximately 550 catalogued bird species can be easily observed.



## THE PROJECT

Spread over four individual houses, each with three full storeys, a total of 20 stylish apartments with 2 or 4 rooms are being built. In the upper flats, one of these rooms is in a beautiful gallery area with a fantastic view. This can also be used excellently as an office or prayer room, for example. A fifth structure at the very beginning of the site, where the associated covered parking spaces are located, contains not only 3 differently-sized conference rooms with their ancillary rooms, but also a reception area as a central point of contact for all visitors and residents of the entire complex. In front of the building structure is a spacious pool area with its own pool bar, which can be used as an interactive communication zone and meeting place for the co-owners and residents.

# OUTSTANDING

The Village's special location, nestled between a picturesque stretch of beach and a natural green zone, makes it outstanding. All apartments have been designed to have light- and air intake from 3 sides. Because we understand the importance of Chinese harmony theory, elements of Feng Shui are taken into account in the planning and design of the project. This ensures bright, friendly and energetically harmonious living spaces with the possibility of energy-saving cross-ven-

tilation. Moreover, from each apartment you not only have a magnificent view towards the paradisiacal beach, but you can also watch the birds in the extensive green zone that opens up behind the new apartment buildings. Inviting outdoor areas in all apartment types are an extension of the actual living space and at the same time provide a private relaxation zone for recreation.



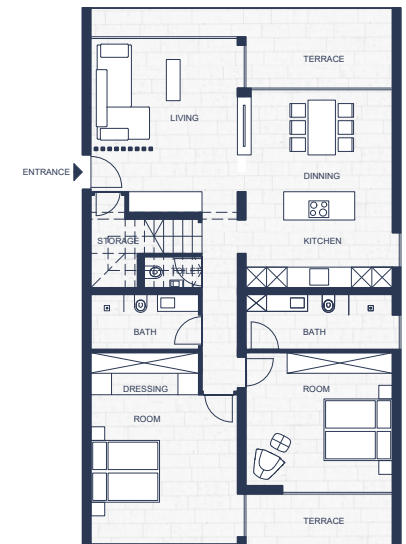


# THE APARTMENTS

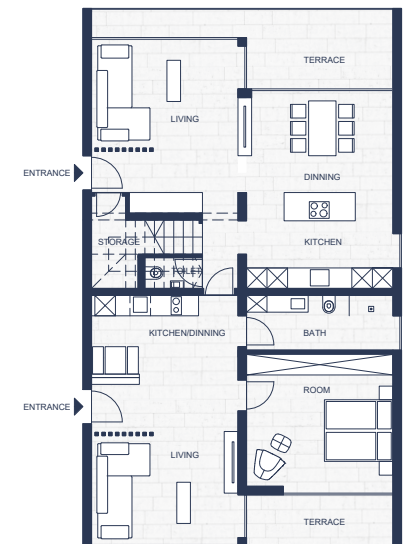
137 m<sup>2</sup> including terraces

**2-bedroom apartments  
sophisticated living and design**

A clearly structured floor plan forms the basis for a balanced living environment and can do much to create a feeling of harmony with oneself. When you enter the apartment, you immediately feel the well thought-out line of the room structure. First, an open, generously proportioned kitchen and living area opens up with a terrace in front, which additionally extends the enclosed living area into the outdoors. The floor-to-ceiling windows make the boundary between inside and outside almost disappear. The individual rooms and bathrooms are located in the rear part of the flat. Ingeniously planned, the two rooms in the back can be used as a separate apartment. Towards the green zone, there is also a terrace as an extension of the usable space, but in contrast to the other side, it represents an absolutely private retreat. Sometimes one just needs peace and quiet, so spaces must be created that have a calming effect, but on the other hand, sometimes stimulation and energy are needed to get back into a state of well-being. It is important to create an appropriate balance of individual requirements in the design. The energy invested in the design and harmonisation of the living space, positively affects the overall attitude towards life.

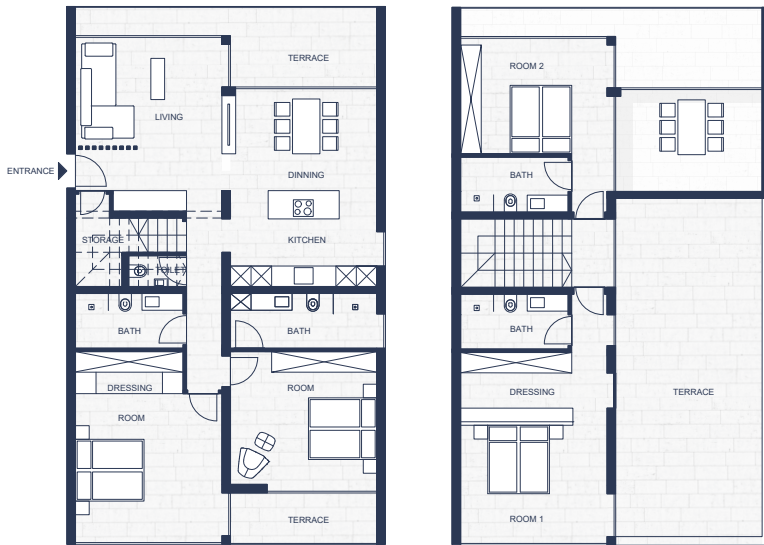


Variant 1 - undivided floor plan

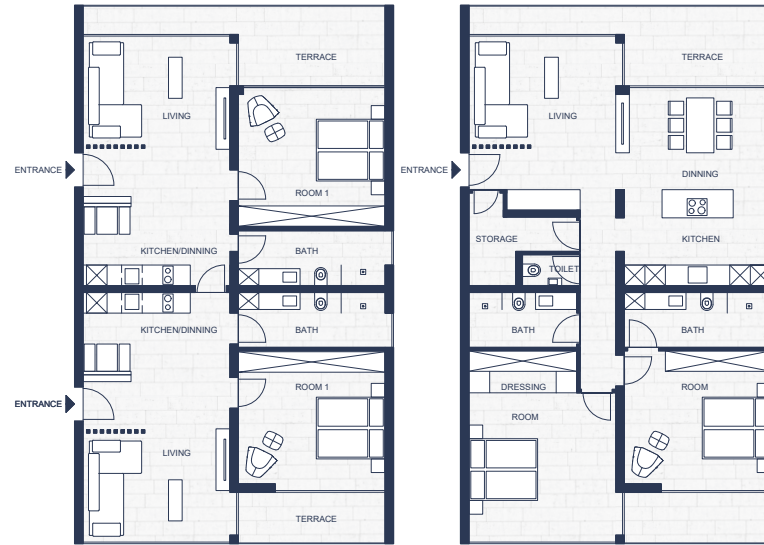


Variant 2 - split floor plan





Variant 1 - undivided floor plan



Variant 2 - split floor plan

## 244 m<sup>2</sup> including terraces

### 2 in 1 apartments (4 bedrooms) multi-functional and flexible room concept

As penthouses, these light-flooded maisonettes are located on the top floors, also with very generous outdoor areas. The light-flooded maisonettes with spacious outdoor areas are located on the upper floors. The bedrooms on the lower levels can be additionally accessed externally from the outside staircase and can thus be used as an independent, separate apartment with its own terrace. The possibility of dividing the flats represents a flexible use of the room structure for

the future, especially for rentals. The gallery area can be used as a fourth room with the best view. Nestled between the beach and the natural area, it is not only the surroundings that provide an extensive feel-good character; it is precisely the well-thought-out room layout that ensures comfortable living with an energy-saving, independent sustainability effect. The gallery area offers a dreamlike view and can be used as a fourth room.

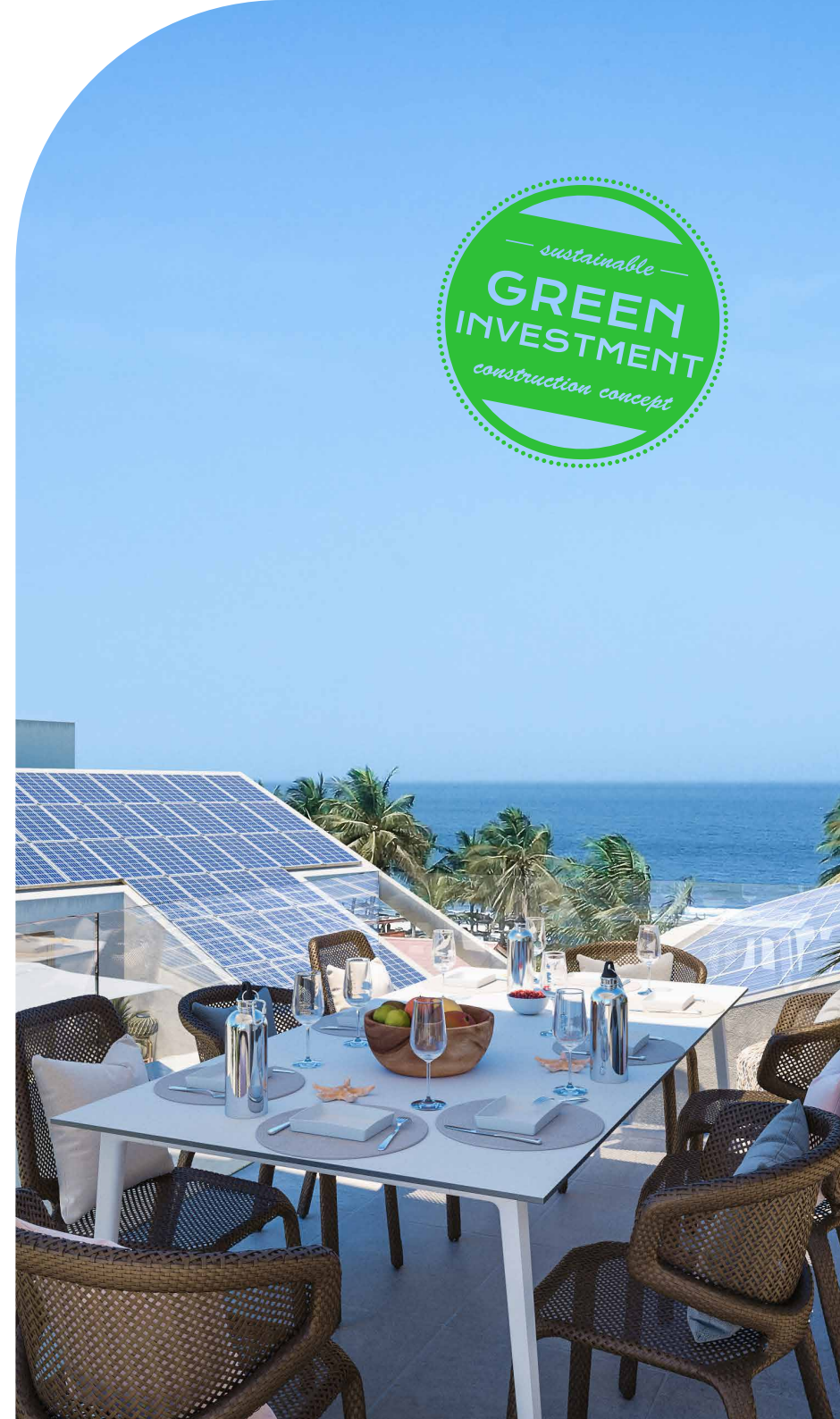
Open plan living space for great vision.



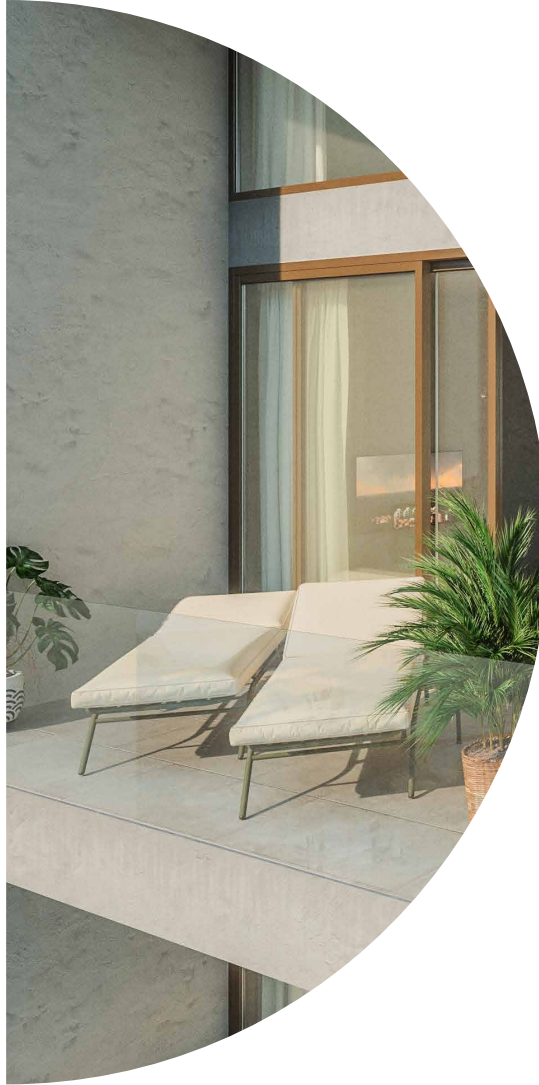
# GREEN INVESTMENT

Sustainable all-around!

- » Energy-efficient floor plan with cross-ventilation of the interior spaces
- » Natural wind cooling through open staircases between the individual houses
- » Use of sustainable and local building materials
- » Thicker walls for natural heat insulation
- » Reflective façade surface as protection against overheating
- » Own water supply through a drinking water well
- » Efficient combination of photovoltaic system and saltwater battery as stand-alone solution for independent and sustainable energy supply
- » Social sustainability through the creation of well-paid jobs
- » Formation of a sustainability-oriented house community
- » Consideration of Feng Shui elements



## THE DESIGN

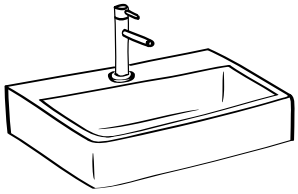


The interior design is marked by timeless elegance, neutral and simple design and a consciously chosen colour composition that creates a feeling of well-being. During the early building phase, the individual wishes and needs of the buyers of the apartments can be coordinated. Our quality standards are on a high level, special attention is paid to an effective planning strategy and a conscious choice of materials. Feng

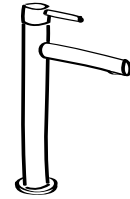
Shui elements are also taken into account. During the planning development and implementation of the construction project, sustainability and longevity are taken into account. The entire building complex is designed to be almost self-sufficient in terms of energy and water, thus ensuring system independence and security of supply.

# DESIGN OF SANITARY ITEMS

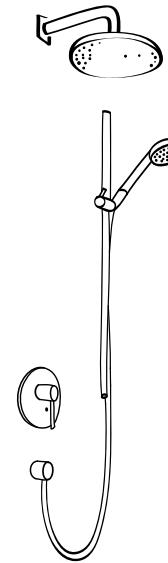
(sketchy representation)



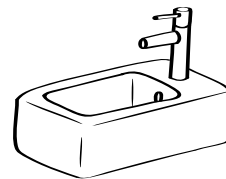
wall-mounted washbasin



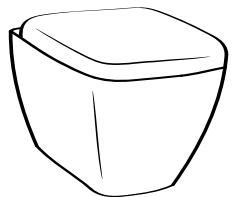
basin fittings



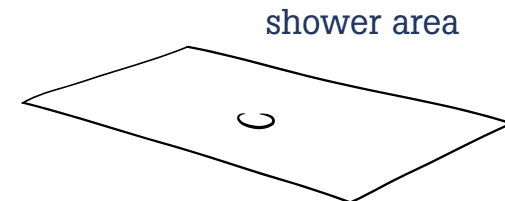
shower fittings including  
hand shower and shower rail



hand basin



toilet



shower area



## DIE AUSSTATTUNG

- » High-quality large-format tiles in all living and sleeping areas
- » Design of the wall and floor coverings with large-format stoneware in the bathrooms and toilet rooms
- » White, elegant sanitary ware from well-known manufacturers such as Vitra
- » White interior doors with stainless steel handles
- » Sufficient and international electrical connections (suitable for European and English plugs and light outlets)
- » Secured, fast connections for entertainment technology (TV, Internet ...)
- » Burglar-resistant entrance doors with fire protection qualification
- » Open and functional floor plans
- » Extra-high rooms
- » Optional highlight: holistic, bioenergetic sleep concept from **SAMINA**

- » Prepared for air-conditioning and equipped with fans
- » Tiled garden, terrace or balcony areas
- » Spacious, well-kept garden with pool area
- » Efficient combination of photovoltaic system and saltwater battery as an island solution
- » Bicycle parking spaces with communal bicycles
- » Own parking spaces for cars
- » Coherent lighting concept for communal and outdoor area
- » Large window areas with 2-pane glazing including high-quality insect screens
- » Optional concept for electromagnetic radiation protection





## ABOUT THE GAMBIA

The small republic in the very west of Africa is located in an advantageous climate zone, which allows year-round cultivation due to the always pleasant temperatures and a good water supply. Thanks to the many cloudless sunny days, an enormous energy yield is also guaranteed in the field of solar energy. The Gambia is a wonderful adventure in itself, the country has a very diverse population, many different nations and people of different religions live here peacefully and carefully with one another. A great quality here is the security and very low crime rate. The potential for a significant positive development in this somewhat sleepy and dreamy

country is huge, and the hurdles due to state requirements and guidelines are very low compared to western countries. The topic of freedom plays a completely new role in our lives these days and has established itself as a forward-looking type of luxury. Living in freedom and independence has definitely gained in value in recent years and has become very significant for people. Where Monaco used to symbolize glamorous luxury life, in the future the Gambia can perhaps stand as a symbol of luxury with the new values of freedom and independence on the African continent.



# IN·US PARTNERS THE KUNTA KINTEH MANAGEMENT

The management of the well-known Kinta Kunteh Beach Complexes will take over the newly built "The Village" apartment complex. Many years of experience and a corresponding quality, especially in management operations, are thus assured. The management is directly involved in the success

of the newly built complex and ensures a smooth rental and management process. A carefree package for the most diverse concerns of all co-owners has thus already been implemented for our investors.





Enjoy life in the here and now.

„What we do today  
decides what the  
world of tomorrow  
will look like.“

(Marie von Ebner-Eschenbach)



Therefore, we want to contribute to an optimistic, trusting world of tomorrow with what we do today.

IN·US is a guarantor for sustainable investment projects on three levels:

financial – social – ecological

We offer our clients innovative, sustainable investment opportunities in undiscovered markets with great potential. Security is the top priority in our projects, only in this way do we enable our clients to live financial freedom through their investment, to discover and develop their entrepreneurial potential and thus help shape an up-and-coming, happy society.

# IN·US

stands for sustainable  
investment projects



**in social terms**  
for the people of the country



**in financial terms**  
for investors



**in ecological terms**  
for nature

# IN·US

for investors and pioneers  
with the same mindset



**live financial and entrepreneurial  
freedom and independence**



**go new ways and discover and  
develop your own potential**



**contribute to a positive  
world change**



## THE DEVELOPER

Many years of extensive professional experience in planning, project development and construction management in the Central European region are the basis for the implementation of a luxurious building standard in the Gambia. Green investment projects with long-lasting construction quality are an absolute gap in the market here in the country. The work of MASThave Architektur ZT GmbH here in Africa is the-

refore absolutely exciting and represents pioneering work in the development of the country. The connections to politics are given and so we can move forward quickly with our visionary work and implement even more projects in the near future. The living spaces we create form the basis for the collaborative development of a sustainable environment for our clients and partners.



# THE ARCHITECTURE

„The design takes up the special feature of the small structure of the existing buildings with the individual bungalows and transforms it into a modern, small-scale concept of an apartment building ensemble with an attractive visual axis between the picturesque beach and the relaxing nature zone. The basic idea consists of 4 smaller semi-detached houses, each with five residential units with different living spaces, and a larger structure that serves as a welcome area and contains various conference rooms for events. The objective of the planning is to develop a high-quality, innovative and, most importantly for the Gambia, a self-sufficient, sustainable building concept that offers the residents a holistically high quality of life while still maintaining a village-like, small-scale settlement structure typical of the surrounding area. Your home should give you strength and security, it should make you strong for your everyday life. Your own home is a place of retreat, but also a place to welcome people you like to surround yourself with. Living in harmony, having more energy, expressing your own personality, creating a pleasant atmosphere for guests - your own home can fulfil all of this in this project. The more consciously the design of the personal living space is dealt with, the more positive and purposeful the effect of the home can be for all residents. The focus is on the individual and also the community, the building structure and design provide the framework for free development and ensure an environment that is independent and has a positive impact.“

Architect's statement

MASThave ZT GMBH



Implement ideas and innovation – make dreams come true!



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MAST  
HAVE

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