



MAGICAL GAMBIA PROJECT  
—initiatives—  
GREEN INVESTMENT  
—Excellence—

# THE EDGE

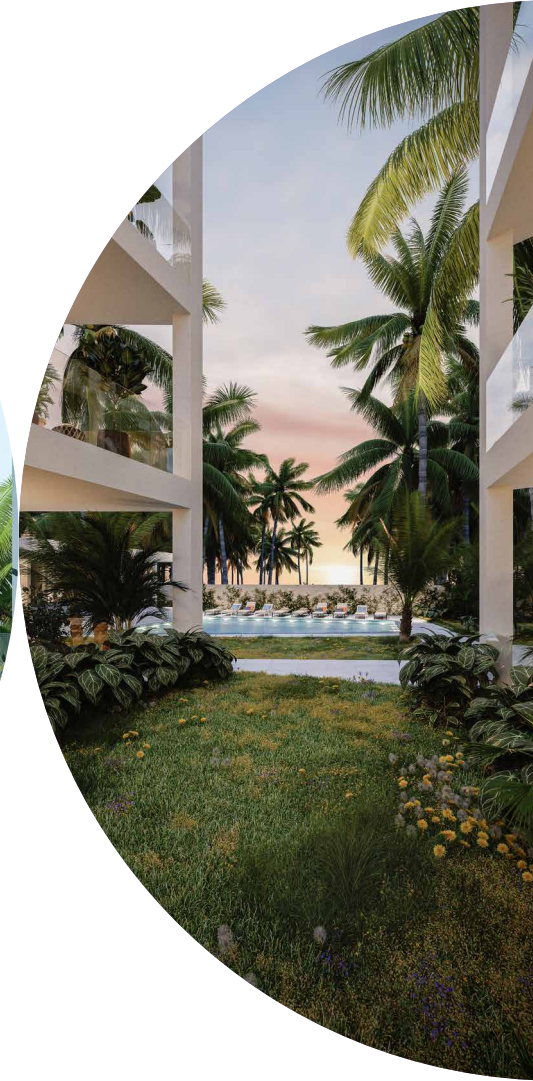
AT KASUMAI RESORT



Simply good – well thought out!



# OVERVIEW



Kasumai Real Estate Ltd. in cooperation with MASThave Architecture ZT GmbH from Austria, embarks on an innovative building project in the Gambia – “The Edge at Kasumai”. With only 27 units, this exclusive extension of the existing Kasumai Hotel sets new standards in terms of building standards here in the country. Centrally located in Bijilo with direct beach access, the unique building complex offers flats in various sizes.

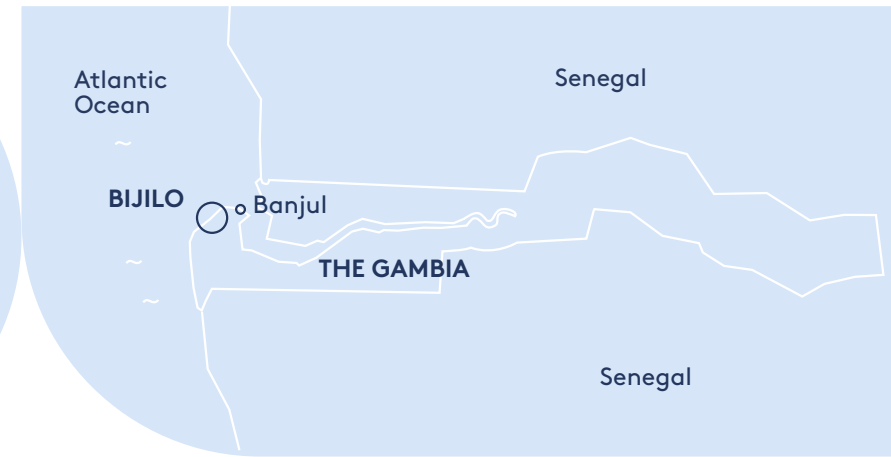
For the construction of the 1-, 2- or 3-bedroom flats, sustainable building concepts in line with a green investment quality level are used. In the Gambia, this type of efficient eco-construction technology is a completely new product on the market and can only be implemented through the pioneering work and extensive know-how of the experienced, European general planner.



**YIELD**  
up to  
**18 %**

## THE FACTS

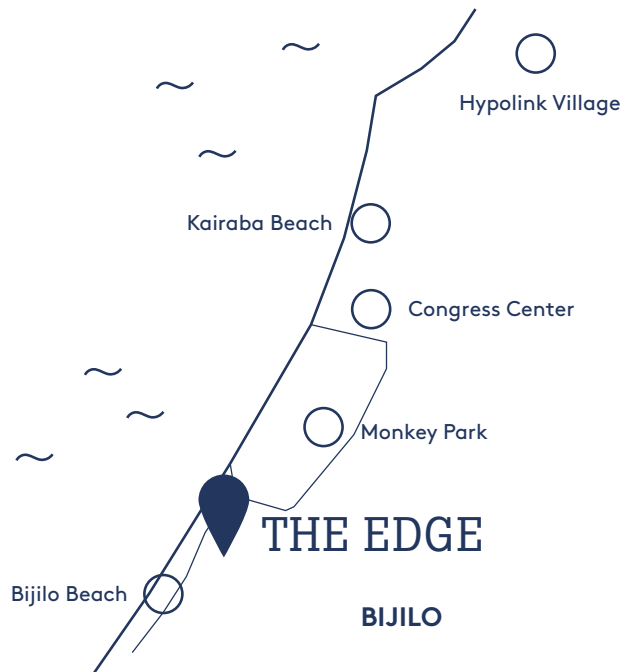
Construction start:	autumn 2022
Completion:	summer 2024
Apartments:	27 units
Living space (GIA):	52m <sup>2</sup> (including terrace)
Number of rooms:	1,2 or 3 bedrooms
Price per m <sup>2</sup> :	depending on the apartment complex € 1.530 – € 2.230/m <sup>2</sup>
General area:	spacious, groomed garden area with pool area
Parking:	roof-covered outdoor parking spaces
Purchasing price:	from € 70.300,00
Yield:	12 - 18%



## THE LOCATION

Located just 30 minutes south of Banjul, the capital of the Gambia, the complex stands out with its unique architecture of timeless elegance. In a prime location on Bijilo beach, this property is in the heart of the tourist area of the Gambia and offers excellent transport links.

Nearby, to the north, is the famous Bijilo Forest Park, which covers approximately 51.3 hectares. This park is a nature reserve right by the sea and is home to some of the Gambia's well-known monkey species. On a signposted forest nature trail, you can discover the last natural West Atlantic coastal forest with a variety of plant species.





## THE PROJECT

Spread over four structures, each with four floors, a total of 27 stylish apartments with 1 to 3 bedrooms will be created, as well as a reception area as a central point of contact, a separate parking area with solar roofing, a spacious outdoor area with a fantastic pool area and an interactive communication zone as a meeting point for the co-owners and residents. Each of these high-quality apartments features a covered terrace, which can be used as a private relaxation zone.



## OUTSTANDING

“The Edge” - the apartment complex of the Kasumai Resort - is centrally located, just a few metres from the sea. Location - location - location - this is always the best security in a real estate investment and the most important factor for a sustainable increase in value and a good return. Situated in a vibrant coastal area, with perfect access to the Gambia’s main transport artery and at the same time being in close proximity to a beautiful stretch of beach with magnificent views, this project guarantees future increase in value already now. Somewhat hidden and sheltered from the surrounding houses and trees, the flats are in a quiet and secluded location. All 27 apartments feature high-quality amenities, have a spacious outdoor area with a wonderful view, which provides for relaxing moments within your own four walls.

Most of the apartments face the sea, so one can enjoy wonderful sunsets right from home. The apartments also share a modern pool area with a covered communication area for get-togethers with the neighbours and an inspiring exchange between the residents.

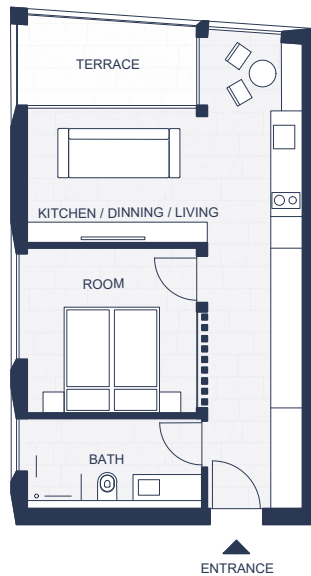
Thanks to the large-scale clear lines of the sophisticated architecture, every apartment has floor-to-ceiling windows, which make for light-flooded rooms. With state-of-the-art amenities, your own parking spaces, well-organised management, housekeeping service and its own security service, the entire facility offers the greatest possible comfort for a pleasant feeling of living in the middle of the centre of Bijilo in the Gambia.

# THE APARTMENTS

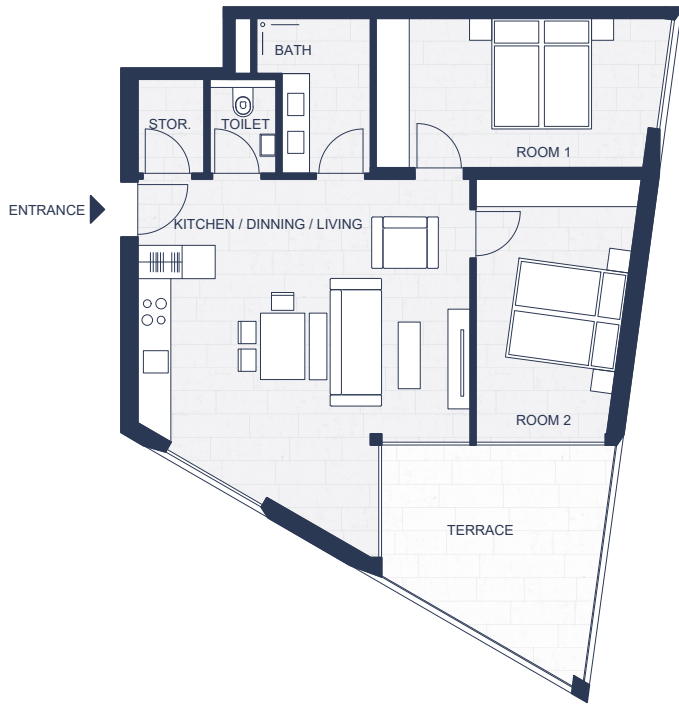
52 - 54 m<sup>2</sup> (including terrace)

## 1-bedroom apartments – finesse of small units

The spacious 1-bedroom apartments are housed in complex A. They appeal with a thoughtful interior concept with top functionality. Thanks to well-considered planning, every corner can be optimally used. All apartments also have a loggia or a terrace on the ground floor for private outdoor relaxation. From there you can enjoy a breath-taking view of the open sea and spectacular sunsets in a wide range of colours from within your own four walls.



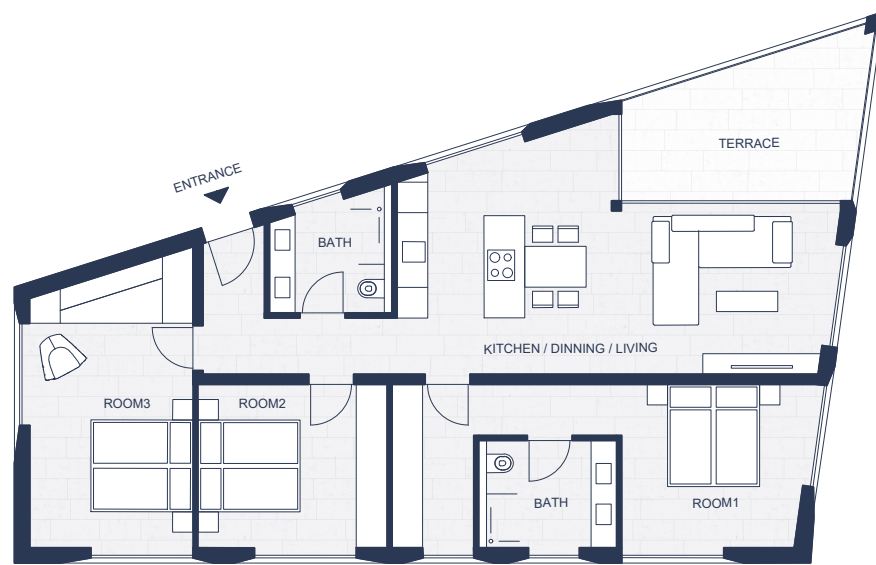




93 - 94 m<sup>2</sup> (including terrace)

**2-bedroom apartments – peaceful oasis of well-being amidst the lively village of Bijilo**

In building complex D, there are light-flooded 2-bedroom apartments on all floors, all of which feature a terrace of loggia offering views of the breath-taking surrounding landscape including the sea and the last natural forest. Near the beach in the middle of the lively and well-developed residential area of Bijilo, yet located in a protected and quiet retreat area, this is an excellent starting point for all activities.



125 - 144 m<sup>2</sup> (including terrace)

**3-bedroom apartments – an entire floor just for you**

In the building complexes B and C there are spacious and exclusive 3-bedroom apartments with the greatest possible comfort on an entire floor. The incredibly spacious terraces and loggias additionally expand the living space with extra space outdoors. With breath-taking views in all directions and generous living space, these apartments offer an incomparable luxury life in the pulsating heart of the Gambia.





# GREEN INVESTMENT

Sustainable all-around!

- » Energy-efficient floor plan with cross-ventilation of the interior spaces
- » Natural wind cooling through open staircases between the 4 parts of the building
- » 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
- » Elements of Feng Shui are considered



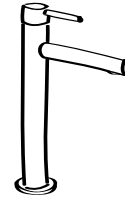
## THE DESIGN

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

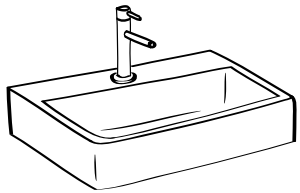
effective planning strategy and a conscious choice of materials. During the planning development and implementation of the construction project, sustainability and longevity are taken into account. The entire building complex is designed to be almost self-sufficient in terms of energy and water, thus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

# DESIGN OF SANITARY ITEMS

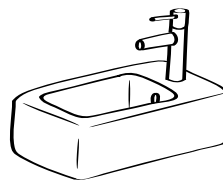
(sketchy representation)



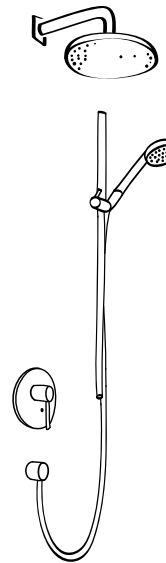
basin fittings



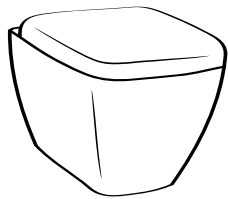
wall-mounted washbasin



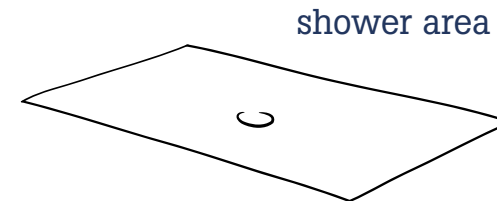
hand basin



shower fittings including  
hand shower and shower rail



toilet



shower area

# THE AMENITIES

- » 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 sleep concept from **SAMINA**





- » Air-conditioned and equipped with fans
- » Tiled garden, terrace or balcony areas
- » Spacious, well-kept garden with pool area
- » Covered relaxation area with communication area and self-service bar
- » Modern passenger elevator
- » 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
- » 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. 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 subject 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 KASUMAI MANAGEMENT

The management of the well-known Kasumai Hotel will take over the newly built "The Edge" 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.**



**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 planning aims at developing a high-quality, innovative and self-sufficient building concept, which is particularly important in the Gambia, to offer the residents a luxurious quality of life on all levels. The focus here is on the people and the community; the building structures provide the framework for free development and ensure an independent and positive environment. Sustainability, especially in terms of energy, is achieved with ecological systems and well-considered planning. The divided building structure results in wind passages that ensure natural cooling. In addition, the façade depth as well as the sloping façade parts result in a dynamic play of light and shadow in a daily rhythm.”

Statement from the architects

MASThave ZT GMBH

Implement ideas and innovation – make dreams come true!



**Kasumai Real Estate Ltd.**  
Bijilo  
The Gambia  
+220 701 00 20  
info@kasumaibeach.com

MAST  
HAVE

**MASThave ZT GmbH**  
Fallmerayerstrasse 3  
6020 Innsbruck  
office@masthave.at  
www.masthave.at

Your direct contact:



Angelika Mitterer [architect]  
+220 211 42 51  
+43 699 11 07 61 76 [WhatsApp]  
office@in-us.world  
www.in-us.world