

Own a Beach Plot in **DIANI**



Diani is Home to the best beach in Africa

Message from the Director

Dear stakeholders,

We share in the words of Margaret Mead “Never doubt that a small group of thoughtful committed citizens can change the world. Indeed, it is the only thing that ever has.”

It is in this back drop that I chose to appreciate all our stakeholders who have invested in this dream, even as I welcome all Kenyans out there to join us in booking for a space in this life changing vision.

Our holiday homes concept was hatched after keenly observing the tourism trend in Kenya in the recent years. According to Kenya Tourism Sector Report 2019, International tourists’ numbers are soaring, the local tourism has been on the rise and Kenya Coast accounts for 60% tourism destination in the country.

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The construction of Dongo Kundu Bypass will be a game changer for tourism at Kenya’s South Coast, the road is expected to divert traffic from Likoni ferry connection that is congested and chaotic to a more reliable route. This indeed will cause Diani to have an influx of tourists and we need to grab the opportunity.

This my dear stakeholders informed our idea to invest in holiday homes, hotels and resorts but more importantly diverse this course and build a Golf City along the Beaches of Diani.

In our vast land at Diani we intend to build a Golf Course which will be a great relief to the Golfers from

Kenyan Coast, International tourist golfers and a leisure activity for the thousands of tourists who visits Diani.

Upon completion of this project we expect to host not less than 50,000 guests in a single night, bee hives of holiday activities which will indeed be a great return on their investments.

Some of the projects in progress include; Roads, the Golf course, fencing, show house, swimming pool, water pipping and landscaping.

I wish to appreciate our investors who have started building and we continue to encourage the rest to start developing their portions of land since the major constructions materials are locally available just within neighborhood and at a very low cost compared to other parts of the country.

Fellow investors it pains me when I hear numerous cases of land deals going sour, but for Pazurina Holdings we are different, we have done due diligence for you and I can assure you our properties are genuine.

I welcome all my country men and women here in Kenya and Diaspora to seize this opportunity and reserve a piece of Land in the upcoming city while prices are still low.



JOSEPH NJOROGE,
Director

BEACHLAND INVESTMENTS IN KENYA

A beach is a landform alongside a body of water which consists of loose particles. The particles composing a beach are typically made from rock, such as sand, gravel, shingle, pebbles, etc., or biological sources, such as mollusk shells or coralline algae. Sediments settle in different densities and structures, depending on the local wave action and weather, creating different textures, colors and gradients or layers of material.

Historically, a person required Presidential Consent to deal with first and second row beach plots.

This requirement was created verbally by Presidential decree in the 1970's and existed in a legal grey area until it was struck down in march 2012 by the Mombasa High Court in the case of Mohamed Balala & 11 Others vs Attorney General & 7 Others [2012] Eklr on the basis that there was no legal requirement for this decree. After this decision, all beach plots were treated as any other plot of land across Kenya.

Advantages of investing in Beach Side Property

- i) Beach properties have high market value: The prices vary depending on the season in case of resale, beach front houses are also lucrative investments since they are among the least affected with the fluctuations in the property market
- ii) Profitability: If you have an opportunity to buy beachside property at a very low cost, you should take the occasion. An increase in prices is foreseen in the coming years. In the future, your property could be sold for a little more, thus obtaining profitability.
- iii) Renting the apartment while you are away is an alternative to make passive income. So you kill two birds with one stone: you can have your desired summer house, without having to spend too much money on it.
- iv) As a middle class group in Kenya continue to expand, it is obviously expected to increase great demand pressure on leisure properties.





PAZURINA GOLF CITY CONCEPT

Living in an active life is something that home buyers are interested in. However, what defines an active lifestyle and how can your residence contribute towards it? Having a residence, which helps you live an active lifestyle, is a part of a concept called Healthy lifestyle. According to the Global Wellness Institute, Healthy lifestyle in real estate means, homes and buildings, which are proactively designed to support the holistic health of their residents. **Pazurina Holdings International** is striving to provide its residents with the best of amenities. Taking into consideration the active health concept, **Pazurina Golf City** in Ukunda, Diani is a perfect property that fits this definition.

The 10 minutes' drive from Ukunda Town and Diani Airstrip gives you the exact location of Pazurina Golf City which stretches along Chale Road and it's an 800 meter walk to the beach. Coupled with natural features,

warm weather and rich sceneries expected to give affordable luxury with the intricately build homes inspired by our Architects.

Diani continues to attract many local and international investors looking to develop holiday homes, holiday resorts and commercial properties. The expansion of Ukunda airstrip has seen Jambo Jet introduce daily flights from JKIA, and the construction of Mombasa Southern bypass also known as Dongo Kundu Road which is seen as the solution to congestion at Likoni Ferry, which has been blamed for the reason of slow growth to the South Coast Region.

The Golf City is divided into a number of segments. The first segment will be the place where models of houses and amenities will be developed. The other part of the segment will host a commercial center, hotel and golf club house. The Mini Golf course give you a taste of

affordable luxury at **Pazurina Golf City**. The golf course is the perfect opportunity to bond with your family and friends. This golf course has provisions such as golf holes with bunker, waterbody etc. If you are a beginner in the sport of golf, these courses can serve as your training ground too.

It gets difficult to spend more time on fitness when the days go by in commuting to and from work. Pazurina Golf City has a solution to this problem. The Gym, Swimming Pool, the pathway/walking track are all situated right near the residences and can give you the chance to get fit again without setting out.

The other part of the land will be developed by individual investors but which shall be a controlled gated community. The Project has attracted a number of investors both local and international and we encourage our clients to join the ship.

Our gated holiday homes estate at Diani

Diani Pazurina Golf Estate is an Integrated Resort City which is strategically located in an area with wonderful and breathtaking sceneries which comprise of the ocean, a white sandy beach, evergreen natural forest and ocean creek on one side. The estate has various zones, which includes a High End Hotel zone, a 9 hole Golf course, Sports zones, Holiday Homes, Nature Walk etc.... These zones are being developed in phases.

The Golf Estate is at Diani, 10 minutes' drive from Ukunda Airport. It is along Chale beach road. It sits on approximately 100 acres of land. Once completed, the estate will offer a great holiday opportunity to local and international tourists with a signature experience.

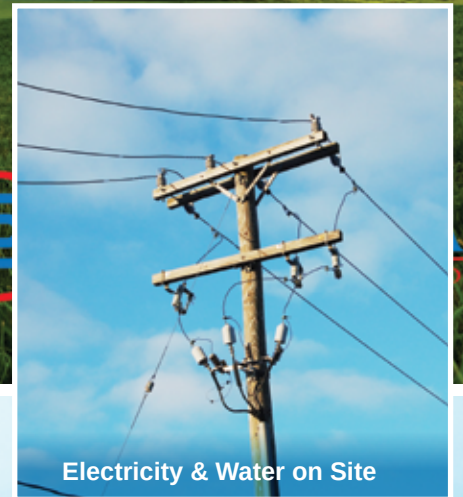
Own a beach holiday home in a golf estate

Our Golf course design

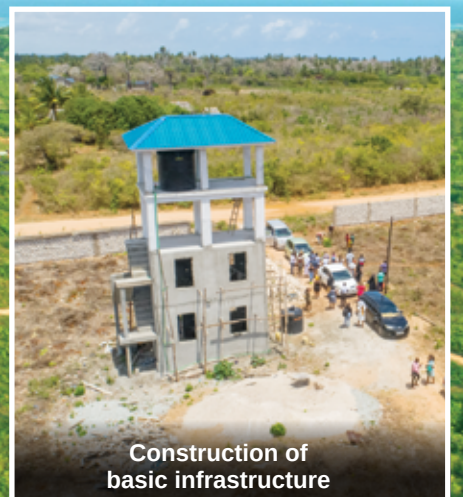


Ready Title Deeds

Our land for Sale at Diani

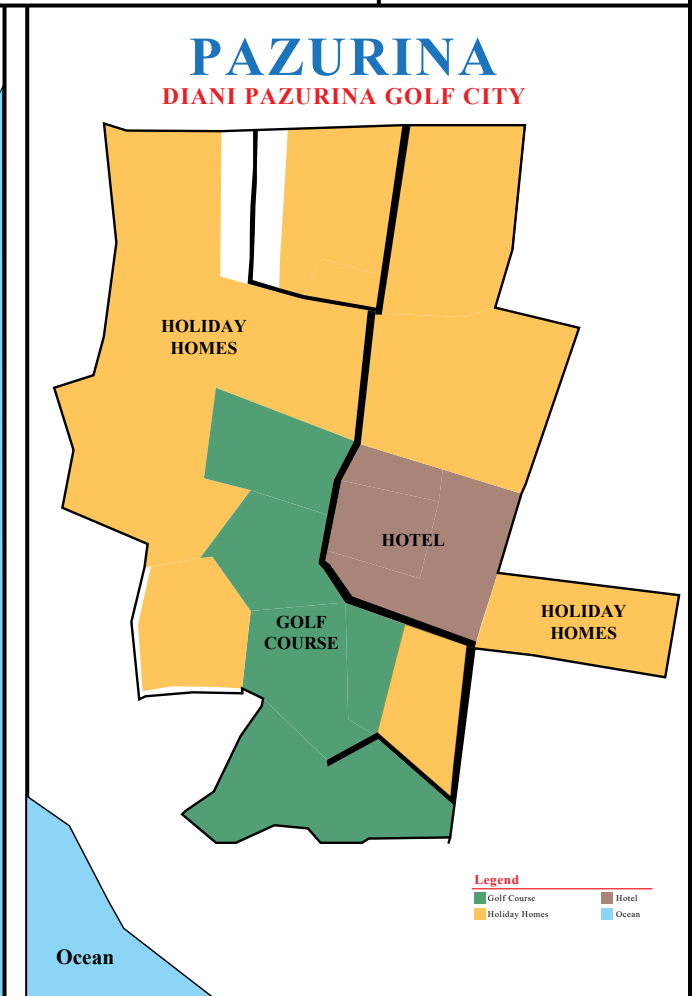
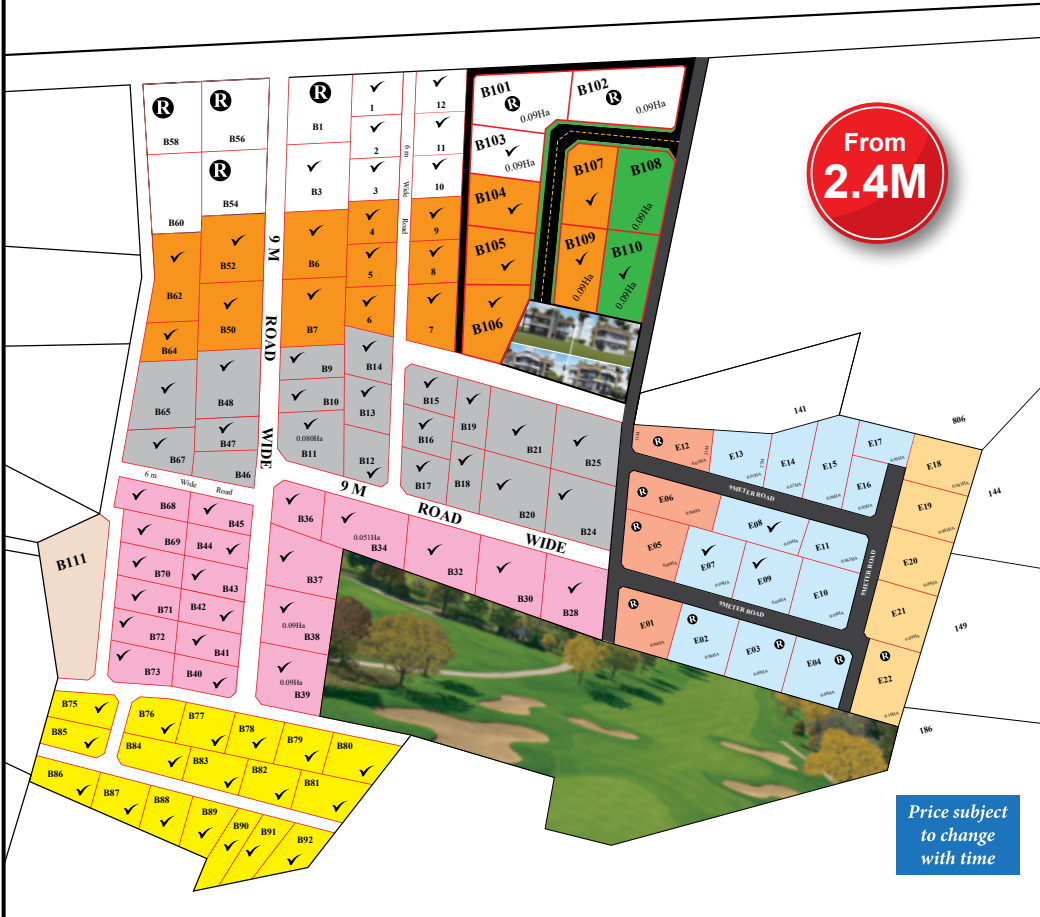


Electricity & Water on Site



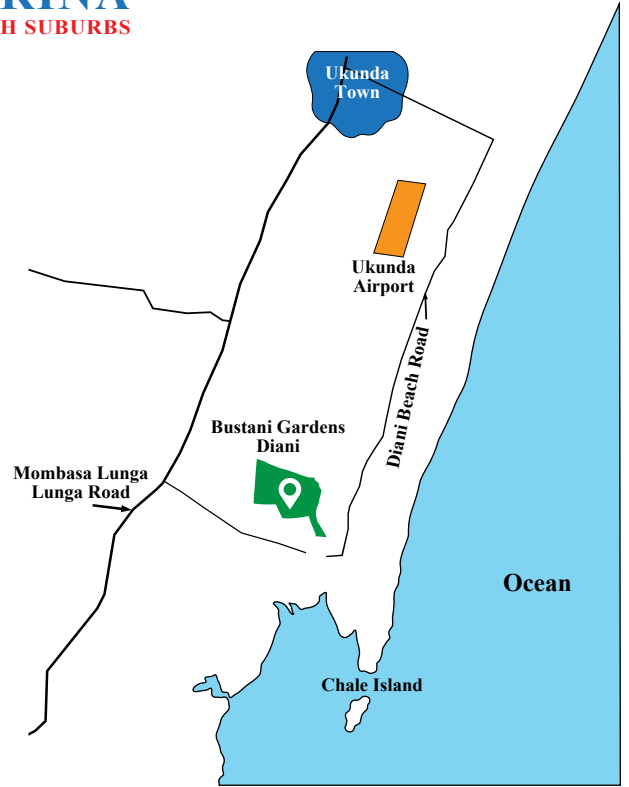
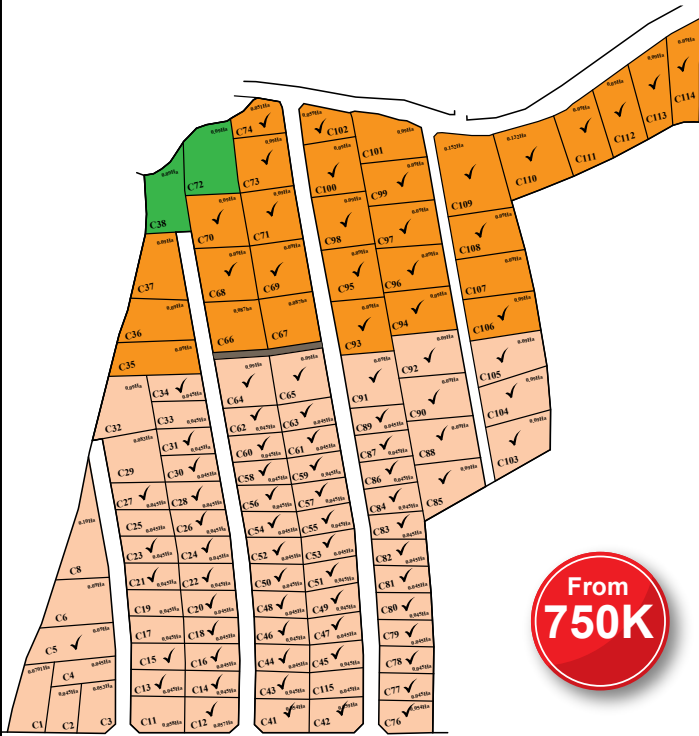
Construction of basic infrastructure

DIANI PAZURINA GOLF RESORT



PAZURINA

DIANI BEACH SUBURBS



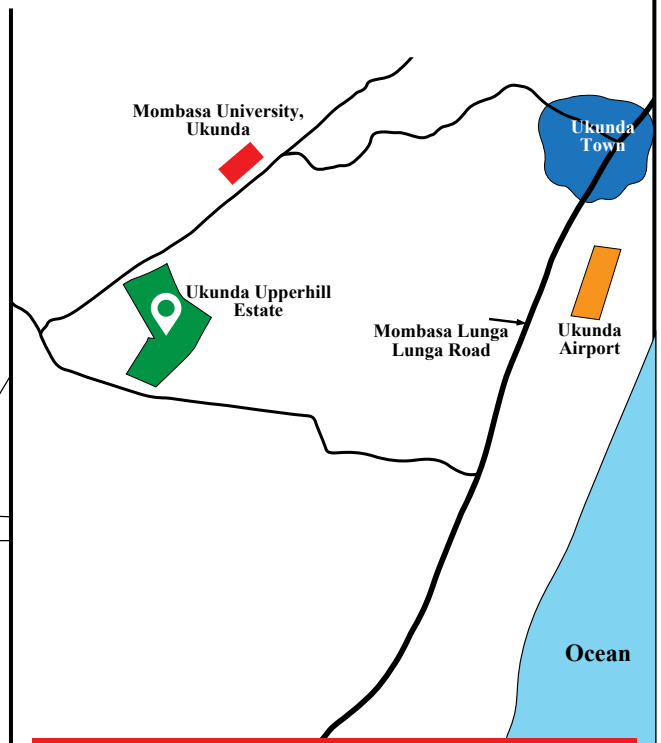
DIANI BEACH SUBURBS

This property is highly valued being located about 900 meters from the beach, 7 km from Ukunda airport and in a developed neighborhood with well renowned resorts.

- Ready Title Deeds
- Assured Capital Gain Ideal For Holiday Homes

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UKUNDA UPPERHILL ESTATE

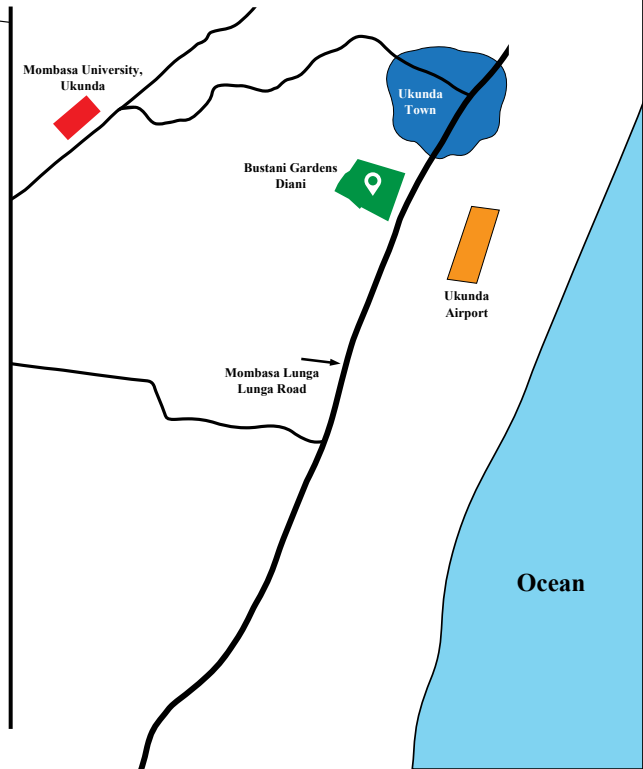
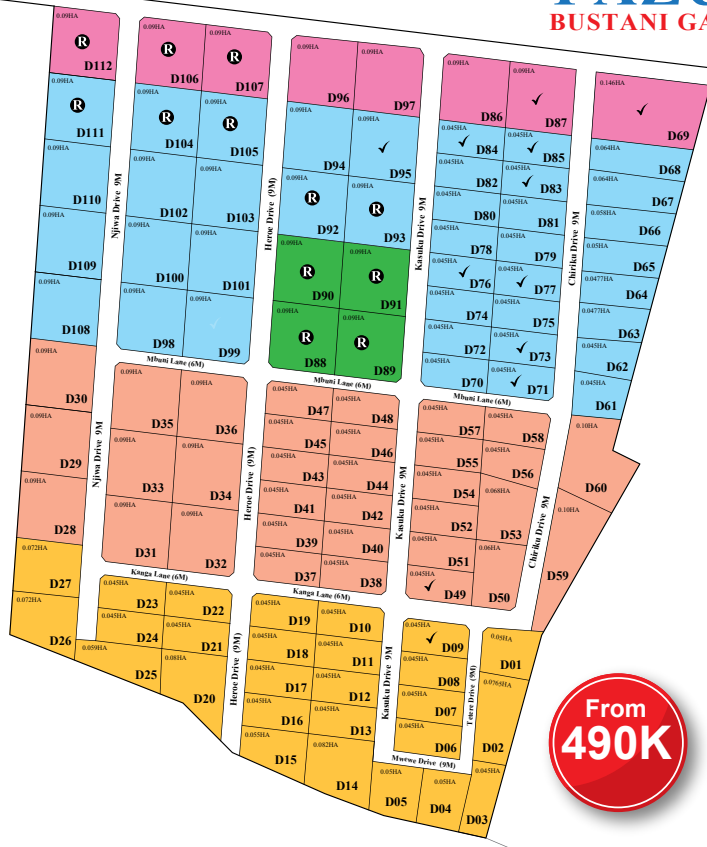


UKUNDA UPPERHILL ESTATE

- ✓ Near Mombasa University
- ✓ Ideal for holiday homes and student hostels

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BUSTANI GARDENS DIANI



BUSTANI GARDENS DIANI

Invest in the fastest growing town in Kenya. The Diani township. The estate is called "Bustani Gardens Diani" it is in an ideal location for holiday homes or apartments as well for rentals.

Location

- ✓ 900M from the highway
- ✓ 6km to the airport
- ✓ 4.5km to the ocean

Amenities Of The Gated Community

- ✓ Water
- ✓ Electricity
- ✓ Fence & Gate
- ✓ Roads

Natural Surrounding Features

- ✓ Natural forest
- ✓ Birds' water pool with waterlilies

Economic Activities

- ✓ Near German Shoe Factory
- ✓ Perfume Processing Factory
- ✓ Fruit Juice Factory
- ✓ Wildlife Sanctuary
- ✓ Flour Factory
- ✓ Holiday Estates
- ✓ Schools And Hotels
- ✓ Plus Much More

Neighboring Communities

- ✓ The Kenyan Elite
- ✓ Foreigners
- ✓ Business persons
- ✓ National leaders



Diani's is the new Kenya's economic frontier as Dongo Kundu's Bypass nears completion



Ongoing Works on our land in Diani



Investors during AGM Meeting at our land in Diani



Investors receiving Title Deeds

ILLUSTRATIVE HOUSE DESIGNS



Business opportunities at South Coast of Mombasa.

South Coast of Mombasa is among Kenya's top economic hub. Kenyan government and international economic advisers are keen to ensure that Kenyans and investors are able to tap on the wealth of this region.

As we may be aware, the most expensive infrastructures in the Eastern region of Africa are being developed at the Kenyan Coast. Dongo Kundu road is one of the most expensive bypass in Kenya. The Likoni Bridge alone will cost the tax payers Ksh 216 Billion. That is half the cost of construction of SGR railway line from Miritini to Nairobi.

There are very concrete reasons why it is worth spending on these infrastructures. The main reason is to tap on local and international tourists. Those who have been keen to follow up on the trends of tourism must have noticed the increase of chartered flights from Europe and direct to Moi International Airport - Mombasa. Most of these tourists travel through Likoni ferry to access Diani which is a hectic journey due to its delays and human traffic. To avoid this tourists have resulted to boarding two flights from Europe to Nairobi and then use Jambojet from JKIA to Diani. As a result Jambojet has increased its flights from 2 to 3 daily. Other airlines have also followed suit. This has created another need to expand Diani airstrip to an airport.

Discovery of mineral deposits like Titanium, Niobium that are estimated to be in excess of Ksh 9Trillion will put Kwale County in the league of the wealthiest counties in the country. Plans by Kenya and Tanzania Governments to connect these two countries via Bagamoyo and Malindi through Lunga Lunga in Kwale County is almost becoming a reality with construction work expected to start anytime soon, this will further open up South Coast where residents are expected to grab business opportunities that will emanate from this great initiative.

Thses factors just to mention a few, make it worthy to invest at Kenya's south coast and the swifter we become in implementing this vision the better. This is why we are investing today at Diani with our main driving factor being tourism for both local and International as our target market.

Infrastructure Development to Diani



1st Phase of Dongo Kundu is completed and open to the public



Second phase pillars for the bridge have already been erected.



3rd phase is work in progress



World Travel Awards

- Africa's Leading Beach Destination 2014, 2015, 2016, 2017, 2018 & 2019: *Diani Beach, Kenya*
- Africa's Leading Beach Destination 2013: *Zanzibar, Tanzania*
- Africa's Leading Beach Destination 2012: *Cape Town, South Africa*
- Africa's Leading Beach Destination 2010 & 2011: *Sharm El Sheikh, Egypt*



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