



Hemingways Watamu 2017



HEMINGWAYS
WATAMU



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RESIDENCES

GENERAL DEVELOPMENT UPDATE

We are pleased to advise all interested parties of the progress on the proposed Hemingways Watamu 2017, including the development of 21 new luxury apartments.

In particular:-

- Following design completion and submission to the relevant Authorities, all approvals of the proposed plans and designs have been finalised and acquired, including National Environment Management Authority (NEMA) and Malindi Town Council planning approvals.
- Change of User for the 20.91 acre Hemingways Watamu plot to include apartments has been obtained and a new Title Deed allocating a new 99 year lease is being issued. This permits the issuance of Sub Leases for the same period of time transferring legal title to purchasers of the apartments.
- Construction of the 13 new hotel rooms on the North Wing is 90% complete. Bathroom tiling is currently underway as well as final fittings of electrical equipment.
- Construction of the show room apartment is progressing well with all foundations in place. Currently electric and plumbing equipment are being installed as well as floor tiling.
- Construction of the new pool behind the North Wing as well as the new spa and gym is 50% and 30% complete respectively.
- Replacement of the sea defences continues apace – please find more information on the process in this update

GENERAL DEVELOPMENT UPDATE

What is our timeframe?

- A contractor commenced work on site in June 2016. We expect work to be fully completed by November 2017. This contractor is well known to Hemingways Holdings having worked with us previously.
- We expect to have a show apartment completed in February 2017 and are hoping to have a soft opening of the boutique Hotel from July 2017.

HEMINGWAYS HOTEL 2017

Our new boutique hotel will comprise 39 guest rooms (reduced from 74), to be located on three floors of the North Wing block of the property, overlooking the Marine Park.

A new porte cochère, hotel reception and raised walkway winding down to the hotel terrace has been designed. The walkway will pass through landscaped gardens.

The restaurant and bar roof structures are being retained, however the circular super-structure of each are being altered to create an open plan design with flooring consisting of luxurious tiling and the *makuti* roof thatch replaced with a fire resistant and waterproof synthetic product. The restaurant walls are being dispensed with totally, the sunken floor of the restaurant levelled to terrace height. In addition the walls of the bar are being cutback to provide an open plan layout.

The reception area structure is being removed as are all the management offices. This area is being transformed into a *Gede* themed café with an open plan coffee garden looking out onto the terrace/ocean to the south and new landscaped gardens to the north.

The existing terrace and pool areas have been completely redesigned. The stage, pool bar, pergola/restaurant and upper pool are being removed and new water features are being constructed. A new botanical pool is being designed behind the North Wing block of the property and will be surrounded by beautiful gardens.

A new spa and gymnasium is to be located adjacent to the botanical pool. External lighting of the whole complex is being designed by a specialist and the power for this will be sourced from a new solar power farm located on the site.

HEMINGWAYS HOTEL MASTER PLAN

KEY

- 1 21 NEW APARTMENTS
- 2 PROPOSED PARKING FOR NEW APARTMENTS
- 3 SWIMMING POOLS
- 4 NEW WATER FEATURE
- 5 REVISED RESTAURANT
- 6 REVISED BAR
- 7 REVISED NORTH WING ROOMS
- 8 NEW TROPICAL COFFEE GARDEN
- 9 NEW ARRIVALS AREA/RECEPTION
- 10 NEW ELEVATED WALKWAY
- 11 EXISTING CONFERENCE CENTRE
- 12 NEW GYM AND SPA
- 13 NEW OFFICES
- 14 EXISTING KITCHEN
- 15 EXISTING BACK OF HOUSE
- 16 EXISTING MANAGEMENT HOUSES
- 17 NEW LANDSCAPED TROPICAL GARDENS
- 18 NEW LANDSCAPED SEAFRONT
- 19 NEWLY LOCATED STAGE



HEMINGWAYS WATAMU 2017
MASTER PLAN

HEMINGWAYS HOTEL CONCEPTS



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CURRENT PROGRESS BEHIND THE NORTH WING



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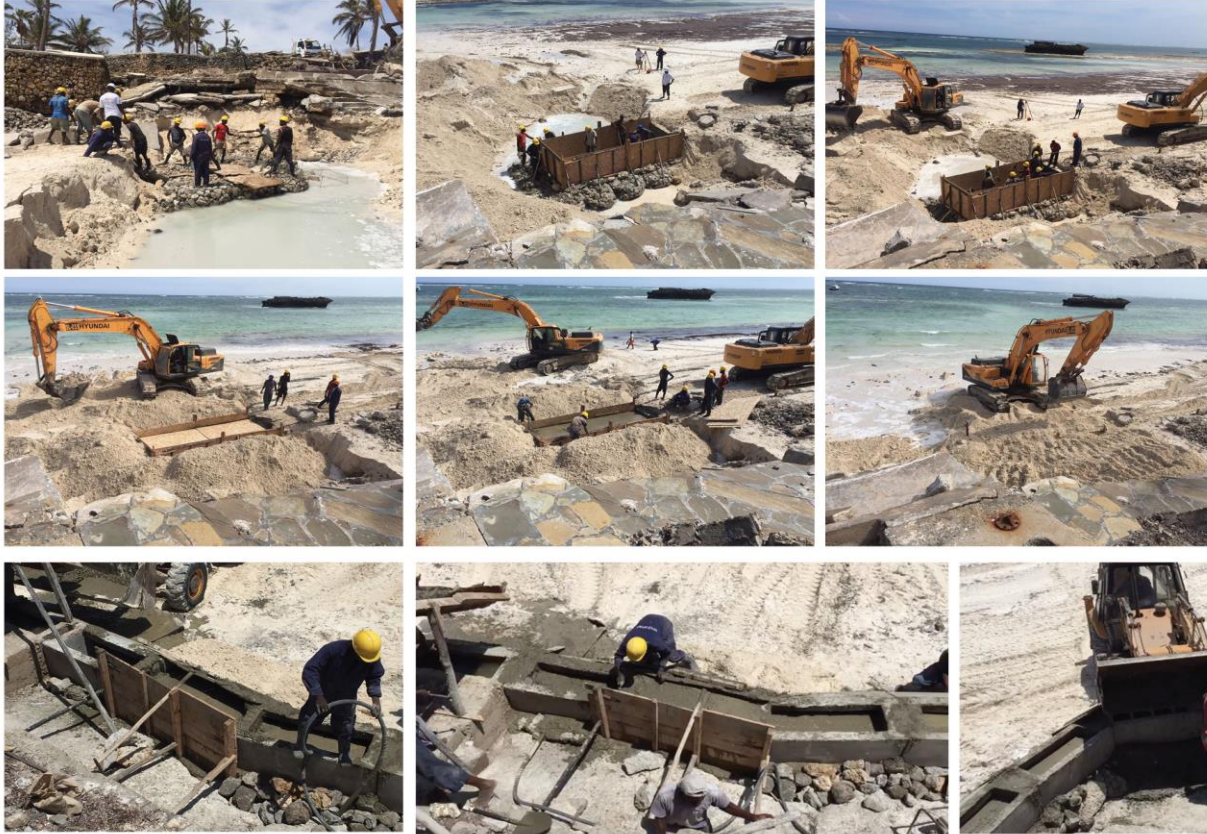
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CURRENT PROGRESS ON THE TERRACE



CURRENT PROGRESS ON REINSTATEMENT OF SEA DEFENCES

THE PROCESS STARTS WITH CONSTRUCTION OF A 5 M FOOTING BELOW SEA LEVEL. THE FOOTING ACTS AS A SUPPORT FOR THE GABION SEA WALL. THE FOOTING IS POURED DAY 1 / ALLOWED TO CURE FOR 7 DAYS AND THEN EXPOSED AGAIN FOR LEVELLING.



**A UNIQUE SOLUTION
FOR SEA DEFENCES
CONSTRUCTION**

GABIONS ARE LAID ONE ON TOP OF THE OTHER AND FIT LIKE 'LEGO' AND THEN BACK FILLED WITH CONCRETE. NO STEEL IS USED BUT THE CONCRETE IS REINFORCED WITH A SPECIAL FIBRE WHICH DOES THE SAME THING AS REINFORCING STEEL BARS. THIS IS A UNIQUE SOLUTION DESIGNED SPECIFICALLY FOR HEMINGWAYS.

HPR DEVELOPMENT UPDATE

We have decided to alter and expand the Hemingways Private Residences development slightly and we are now constructing 21 apartments as opposed to the originally planned 15.

The 21 luxury apartments will comprise 3 x 1 bedrooms, 16 x 2 bedrooms and 2 x 4 bedrooms and are all ocean facing and have large terraces. Private car parking and 21 garages with stores form part of the HPR Development and licences for use of these facilities are included in the sale price. A private access road is being constructed on the southern boundary of the property to provide a link with the main road through Watamu. The HPR Development will also include lift access.

Excellent progress has been made on sourcing and importing furniture, fixtures and fittings from overseas. British *Bagnode* sanitary wares, Italian tiling in the master bedrooms, imported oak floors and *Trex* balustrades are some examples.

With regard to sales, we are managing this through a private sale process and have currently sold 3 apartments (numbers 1, 2, and 4) and another 3 are under offer.

Sale prices are available on request. Prices include the cost of the licenses for the garages and parking as well as all furniture, fixtures and fittings.

HPR CONCEPTS





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