

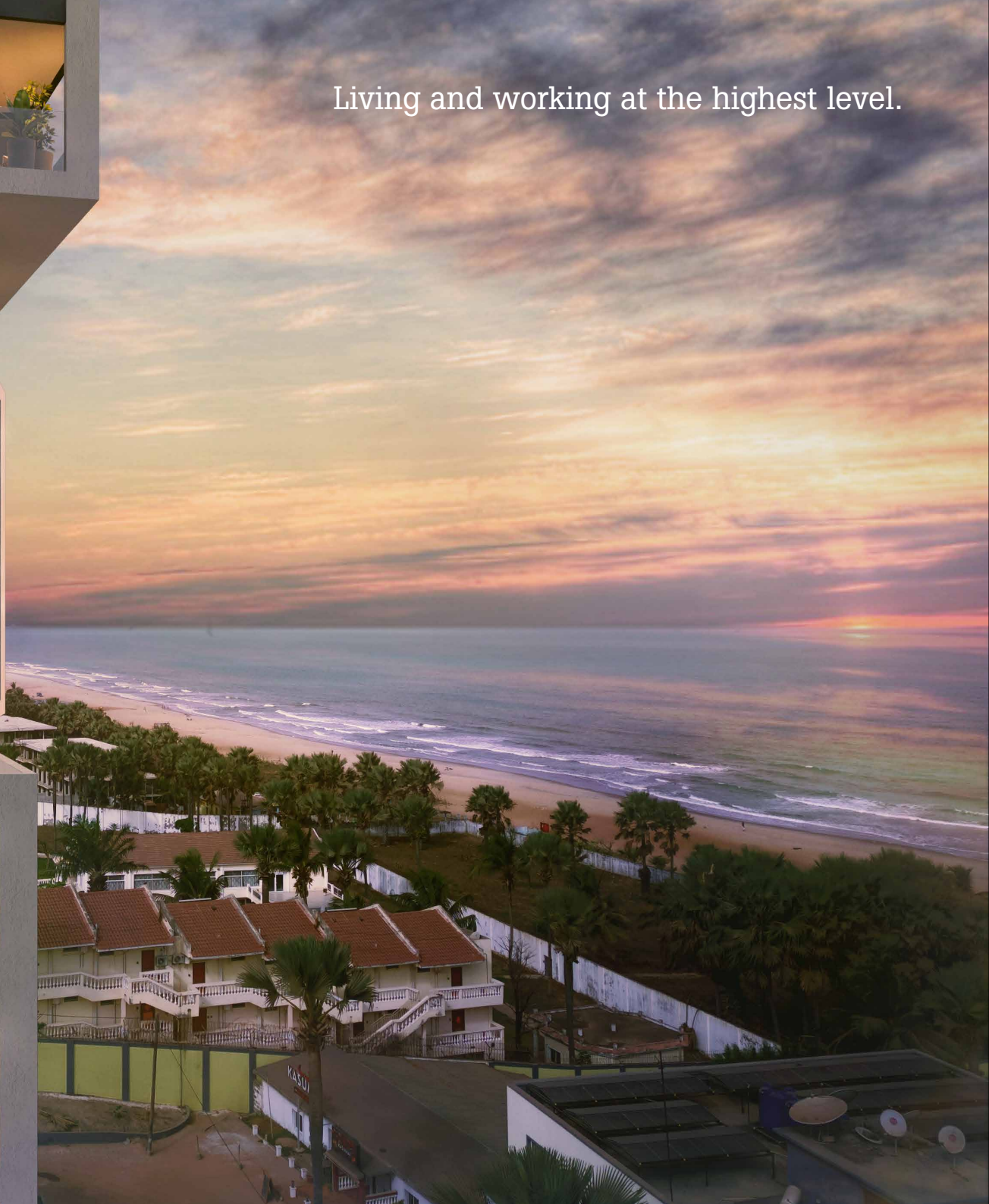


THE BITCOIN TOWER K2

THE GAMBIA



Living and working at the highest level.



OVERVIEW



INNOVATIVE – UNIQUE – TRENDSETTING, these words aptly describe our current Kasumai Real Estate Ltd. Project. In cooperation with MASThave Architektur ZT GmbH from Austria, Kasumai Real Estate Ltd. is building an innovative construction project in The Gambia - „The Bitcoin Tower K2 - The Gambia“. With 31 apartment units, office space and conference rooms, this unique project as an extension of the existing Kasumai Hotel, sets new quality levels in terms of building standards and innovation products in the smallest country on the African continent.

Centrally located in Bijilo, with direct access to the beach, the excellent high-rise-building concept offers special apart-

ments for businessmen and -women and digital nomads. Space-saving, compact and with a holistic offer, the trend-setting building exemplifies resource-saving land use in the urban development area. For the construction of the 1- or 2-bedroom flats, a sustainable building concept is used in line with the Green Investment quality level. In The Gambia, this type of efficient eco-construction technology in combination with a building height of a total of 17 storeys above ground, is a completely new product on the market. Thanks to the pioneering work and the extensive know-how of the experienced European general planner, this project will become the new eye-catcher and a landmark in The Gambia.

THE FACTS

Building start: autumn 2023
Completion: expected for summer 2026
Building: total 18 floors
Apartments: 31 exclusive business units

Living area (GIA): from 54m² to 114m²,
1 penthouse with 277 m²
Number of rooms: 1 or 2 high-quality bedrooms and
living room with kitchen,
plus bathroom and storage room &
1 penthouse

Price per m²: depending on apartment location
€ 1,665 - € 5,160 €/m²

General areas: gym, roof-top terrace with sky bar
and infinity pool, rentable office and
conference areas

Parking: underground garage on three levels
with 53 parking spaces altogether,
17 parking spaces are sold exclusively
to apartment buyers.
Price upon request.

Purchase price: from €106,690
Returns: 8 - 14%



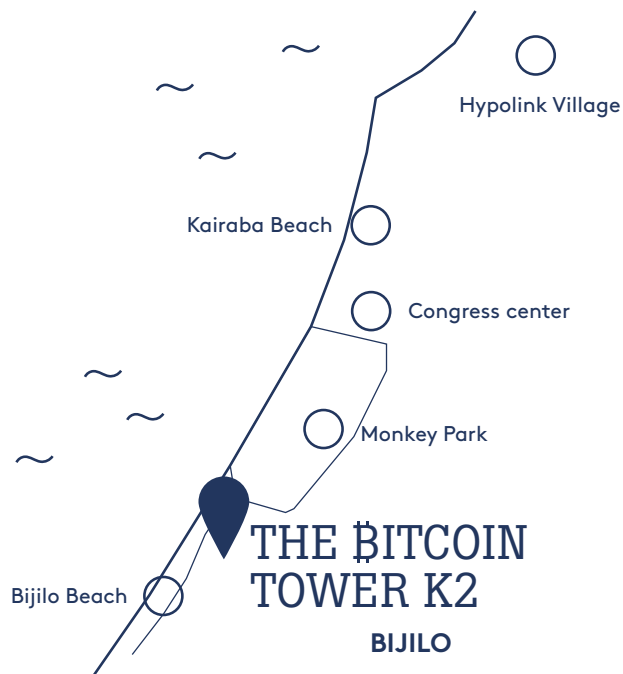
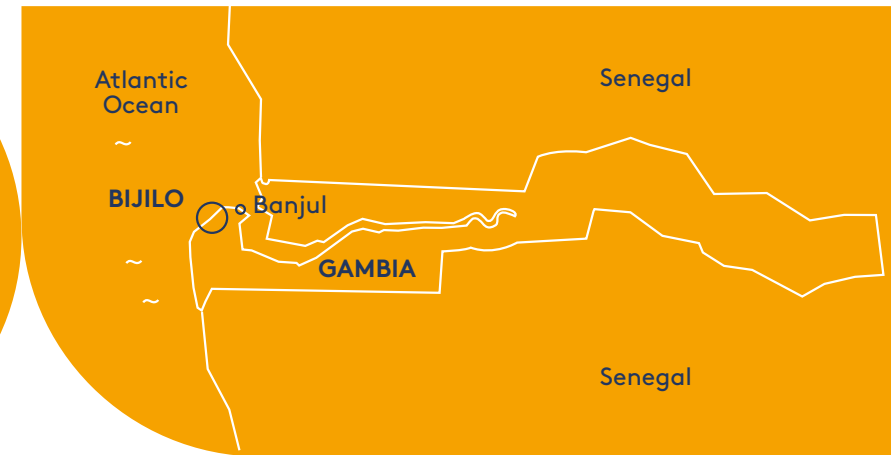
YIELD

UP TO

14 %

UNIQUENESS

- » central & beach location
- » best transport connections
- » highest building in The Gambia
- » first roof-top pool with sky bar
- » 360° view
- » breathtaking penthouse
- » own stable power supply
- » own drinking water supply
- » fast stable internet
- » ecological building standard
- » energetic frequency equalisation
- » inspiring community



THE LOCATION

The tallest building in The Gambia is located just 30 minutes south of Banjul, the country's capital, and stands out with its unique height and innovative architecture with timeless elegance. Centrally located on Bijilo beach and with excellent transport links via the newly developed Coast Road, the skyscraper is right in the heart of The Gambia's tourist area.

The large recreational area, the famous Bijilo Forest Park with a size of approx. 51.3 hectares, is located very close to the project site. This forest area is a nature reserve right by the sea and is home to some of The Gambia's famous monkey species. On a signposted forest nature trail, one can discover the last natural West Atlantic coastal forest here with a variety of plant and animal species.



THE PROJECT

The avant-gardist Bitcoin Tower K2 consists of 3 parking levels and 15 upper floors. It will feature rentable office space with conference rooms and meeting areas, 30 stylish business flats with specially equipped work areas and 1 or 2 bedrooms, and an exclusive penthouse on the top residential level. On the top, an elegant relaxation area with a unique sky bar and an infinity pool is planned, from which one has a unique panoramic view of the entire surrounding area.

On the ground floor there is a reception area as a central contact point, a fitness area with indoor and outdoor areas, a shop and a small lounge as an interactive communication zone for the house users. All levels and apartments are equipped with at least one covered terrace, which serve as retreat zones to recharge.

OUTSTANDING

Location-location-location - this is always the best security in a real estate investment and the most important factor for sustainable increase and an excellent return. Located in a lively coastal area, with perfect access to the most important and newly developed traffic artery in The Gambia, and at the same time the direct proximity to a beautiful stretch of beach, the project „The Bitcoin Tower K2 - The Gambia“ already guarantees future appreciation. As the tallest building in The Gambia, this structure forms a fantastic landmark that will be visible from afar from all directions. With a total height of 60m, it offers a fantastic panoramic view over a large area of the Gambian coast.

All 31 apartments are furnished to a high standard and have a spacious workspace with good internet access and an out-

door area for relaxing moments during work breaks. All flats have a wonderful sea view, so you can enjoy wonderful sunrises and sunsets directly from your own flat. The unique infinity pool on the top floor and the cosy roof-top sky bar form a very special and inspiring communication area for the house community, enabling neighbourly get-togethers and a valuable exchange between the residents.

The building symbolises its relationship to the blockchain in its design and façade. Starting with the Genesis block as the base of the building, the other blocks of the Bitcoin blockchain are stacked on top. The Bitcoin Tower is part of the start of Bitcoin in The Gambia and thus becomes part of a worldwide Bitcoin Highlights network at the same time.



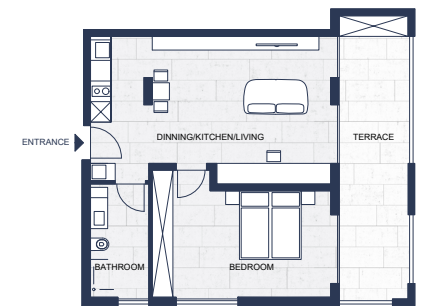
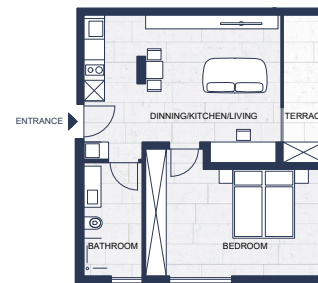
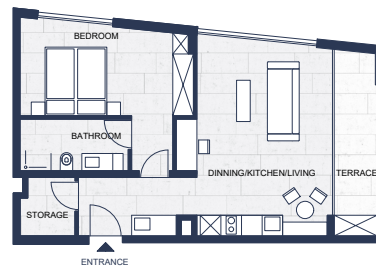
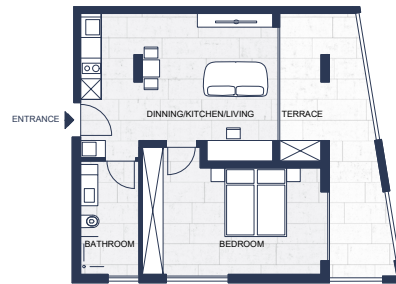


THE APARTMENTS

54 – 87 m² (including terrace)

1-bedroom apartments
sophistication of the small unit

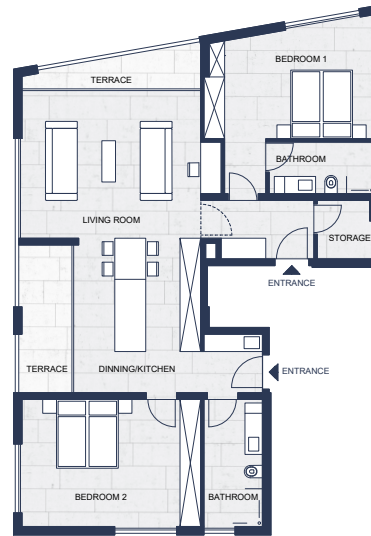
The functional 1-bedroom apartments are impressive with an attentive interior concept with maximum efficiency. Thoughtful planning allows you to make the most of every corner. They are distributed on the upper floors 3 to 11. All flats have a spacious working area, the best internet connection and also a loggia for private outdoor relaxation. From here, you can enjoy a breath-taking view out to the open sea and spectacular sunrises and sunsets in a wide spectrum of colours from within your own 4 walls.



112 - 114 m² (including terrace)

**2-bedroom apartments
business experience in The Gambia's highest building**

The light-flooded 2-bedroom apartments are located on floors 3 to 5 and 9 to 11. Equipped with a spacious working area, the best internet connection and with a loggia in each case, which look out over an overwhelming backdrop of the surrounding landscape from the sea to the last piece of natural forest, there is the possibility of using the 2 bedrooms separately through separate entrance doors in these flats. Directly on the beach and at the same time in the middle of the lively and well-developed residential area of Bijilo, this is the best starting point for all business appointments and other activities.

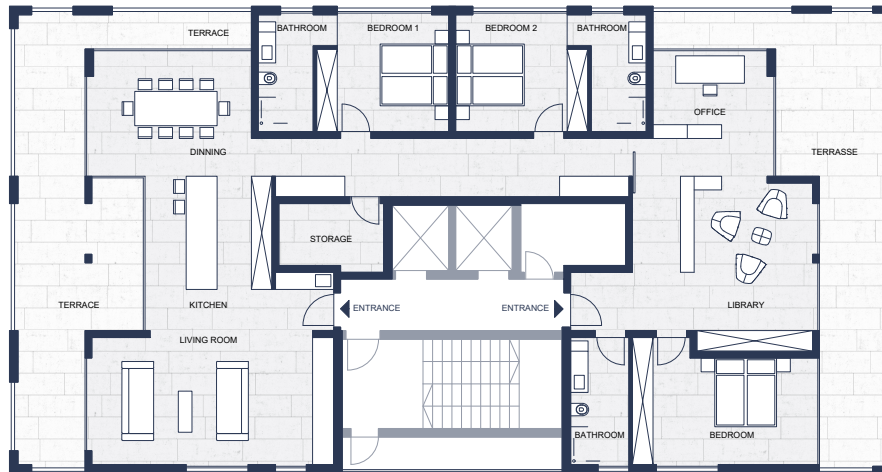


277 m² (including terrace)

**The penthouse – 3-bedroom apartment
top-notch living in The Gambia**

The unique and absolutely fantastic penthouse of the „Bit-coin Tower K2 - The Gambia“ is located on the 12th and last floor. The spacious and exclusive luxury apartment has 3 bedrooms and offers the greatest possible comfort on an entire floor. Living and working here becomes a very special experience day after day. Divided into a private retreat zone with its own library and an ideally equipped reception area including a meeting area, the penthouse can easily host business meetings and conferences as well as private parties and celebrations.

The incomparably spacious terraces extend the living space outdoors with additional living and design space. With breath-taking views in all directions and generous living space, this apartment offers unparalleled luxury living right in the vibrant heart of The Gambia.





GREEN INVESTMENT

Sustainable all around!

- » Energy-efficient floor plan with cross-ventilation of the interior spaces
- » Use of sustainable and local building materials
- » Thicker walls for natural heat insulation
- » Efficient building technology planning
- » Reflective, bright façade surface to protect against overheating
- » Own water supply through a drinking water well
- » Efficient combination of wind energy 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 sustainably thinking house community



THE DESIGN

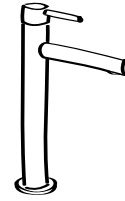


The interior design is marked by timeless elegance, neutral and simple design and a consciously chosen colour composition that creates a feeling of well-being. During the early building phase, the individual wishes and needs of the buyers of the apartments can be coordinated. Our quality standards are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

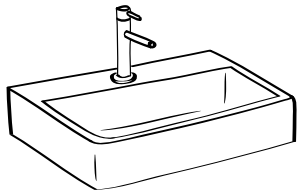
During the planning development and implementation of the construction project, sustainability and longevity are taken into account. The entire building complex is designed to be almost self-sufficient in terms of energy and water, thus ensuring system independence and security of supply. The Bitcoin theme, which is incorporated here in terms of design and technical operations, is innovative in its design and promotes independent ways of thinking.

DESIGN OF SANITARY ITEMS

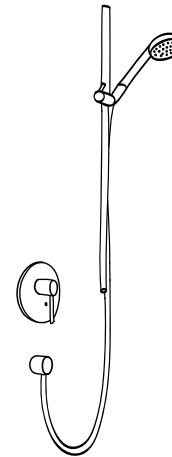
(sketchy representation)



basin fittings

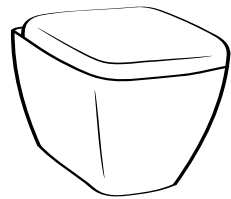
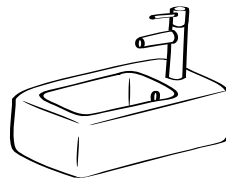


wall-mounted washbasin



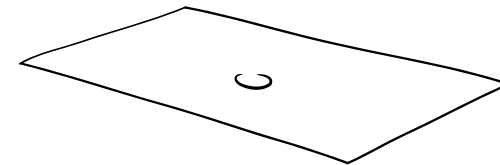
shower fittings including
hand shower and shower rail

hand basin



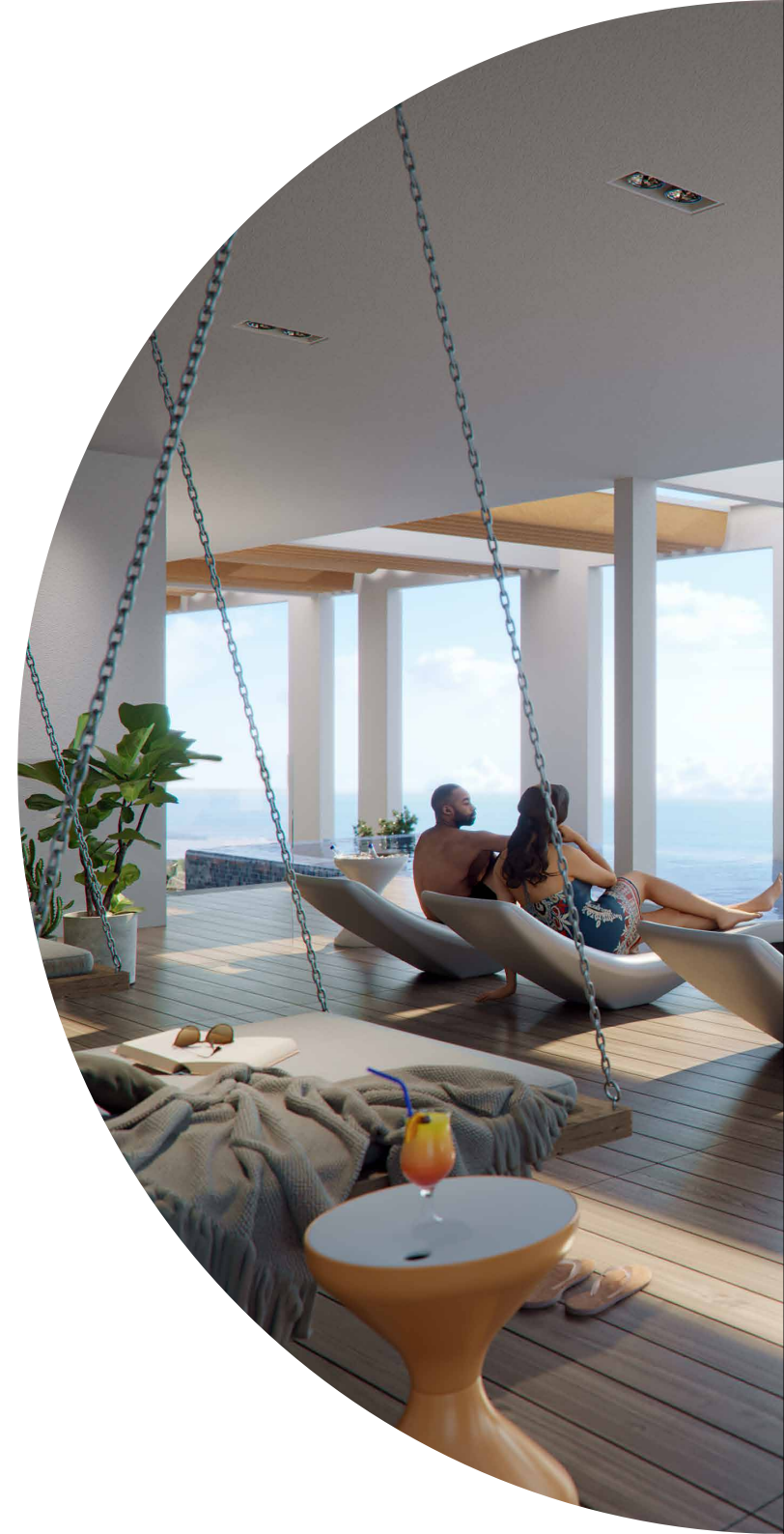
toilet

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 or Hansgrohe
- » White interior doors with stainless steel handles
- » Sufficient and international electrical connections suitable for European and English plugs and light outlets
- » High-quality and timeless kitchenette included
- » Secured, fast connections for entertainment technology (TV, Internet ...)
- » Burglar-resistant entrance doors with fire protection qualification
- » Open and functional floor plans
- » Optional highlight: holistic, bioenergetic sleep concept by **SAMINA**





- » Extra-high rooms
- » Air-conditioning and equipped with fans
- » Tiled terrace and balcony areas
- » Spacious and unique roof-top lounge with bar and infinity pool
- » Covered relaxation area with communication zone
- » 2 modern lifts
- » Efficient combination of wind turbine and saltwater battery as stand-alone solution
- » Own underground parking spaces for cars
- » Coherent lighting concept for communal and outdoor area
- » High-speed Internet connection
- » Concept for electromagnetic radiation protection



ABOUT THE GAMBIA

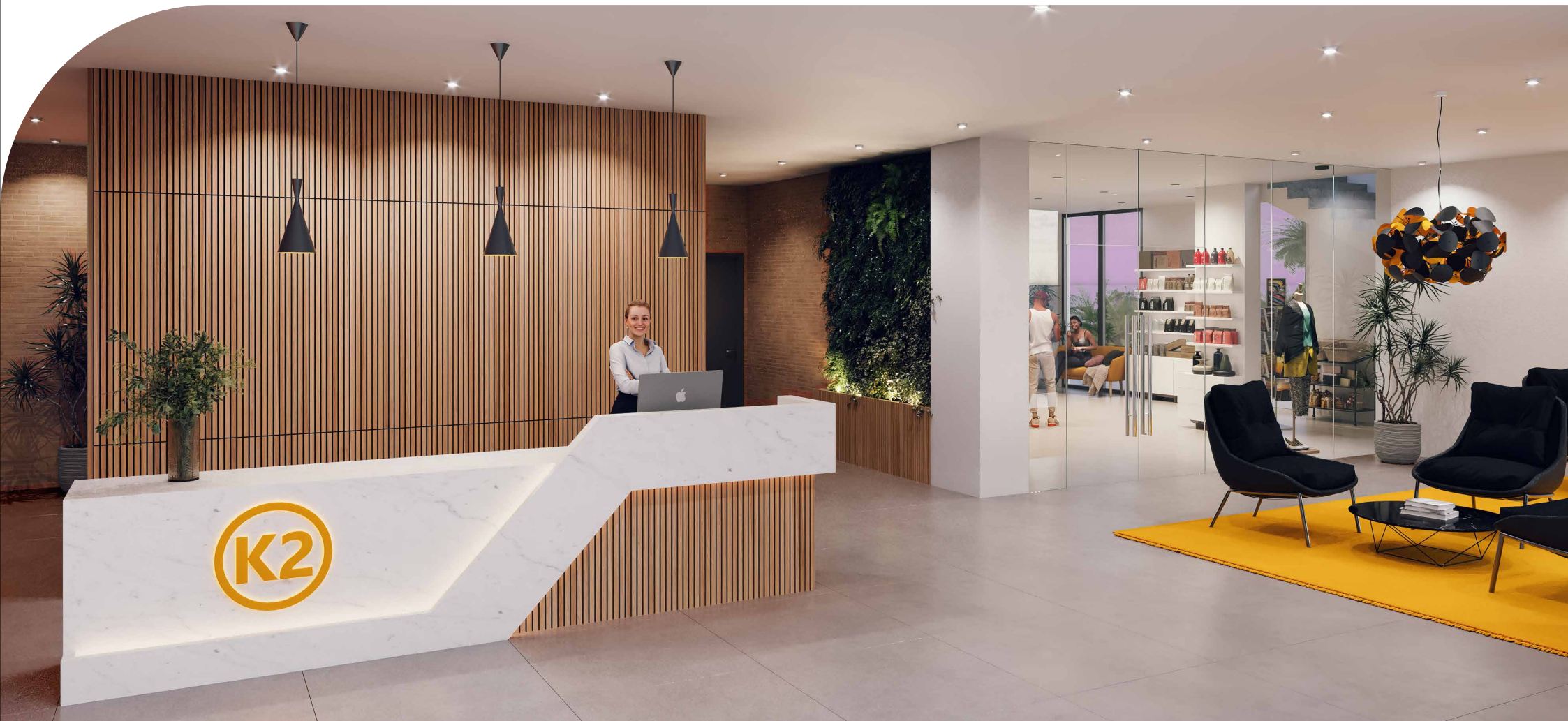
The small republic in the very west of Africa is located in an advantageous climate zone, which allows year-round cultivation due to the constant pleasant temperatures and a good water supply. The constantly blowing wind at this unique altitude guarantees an enormous energy yield in the field of wind energy. 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 also 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 PARTNER THE KASUMAI MANAGEMENT

The management of the well-known Kasumai Hotels will take over the innovative “The Bitcoin Tower K2–The Gambia” building. 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.



Ride the wave before the wave.



„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 especially exciting and represents pioneering work in the development of the country. The connections to politics are taken into consideration 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.



ABOUT THE ARCHITECTURE

„Zielsetzung der Planung ist es, ein hochwertiges, innovati“The objective of the planning is to develop a high-quality, innovative and, most importantly for The Gambia, a sustainably self-sufficient and at the same time reliable building concept that offers the users successful working and holistic living in an exclusive environment. The focus is on people and business in connection with an inspiring community; the building structure provides the framework for a goal-oriented and free development of potential, thus ensuring an independent positive environment. Sustainability, especially in the sense of energy, is realised with ecological systems and thoughtful planning. The unique and innovative building structure, clear and flexible sequence of rooms and the alternation between indoor and outdoor areas create excellent conditions to perfectly combine work and relaxation and to make optimal use of one’s time in an efficient and targeted manner.“

Architect’s statement

MASThave ZT GMBH



Live freedom – 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 [Architektin]
+220 211 42 51
+43 699 11 07 61 76 [WhatsApp]
office@in-us.world
www.in-us.world