



# Your Home | Your Resort

Kuvhakacha Living



Presented by  
**Takudzwa Kangai**

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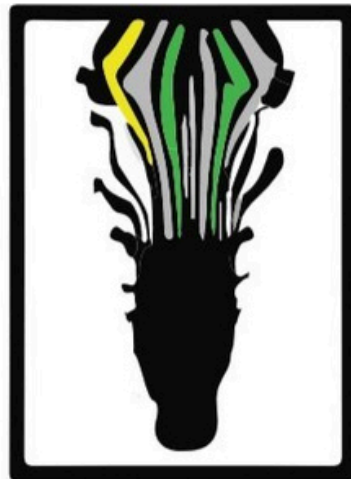


# About Kuvhakacha Living

Kuvakacha Living (Private) Limited is one of Zimbabwe's most Cutting-Edge High-End Leisure Property Developers and Consultants. The company is a subsidiary to Sabhuku Corporation founded by Mr Takudzwa Kangai.

This proposal details two development projects by Kuvhakacha Living

1. Kuvhakacha Living New City Executive Villas in Mt Hampden, Zimbabwe
2. Sabhuku City in Zvimba, Mashonaland West, Zimbabwe



**SABHUKU**  
CORPORATION

# Mission and Vision

*Bringing luxury living to urban settlements in Zimbabwe*

## Mission

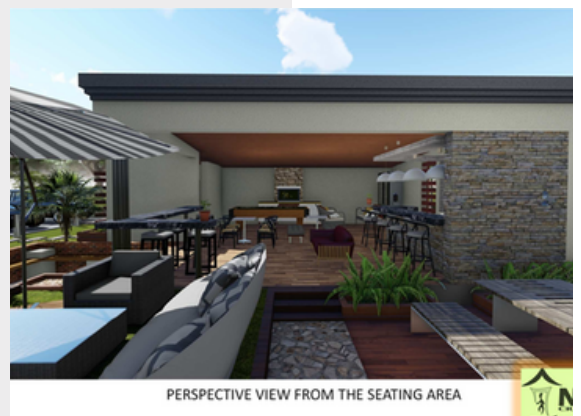
At Kuvhakacha Living, our mission is to redefine luxury living in Zimbabwe through the creation of exceptional executive property development that harmoniously blend modern design, sustainable practices and a deep appreciation for the local culture. We are committed to delivering a superior lifestyle experience for our residents by crafting living spaces that prioritise comfort, elegance and functionality. Through innovative development, ethical practices and community engagement, we aspire to set new benchmarks in the real estate industry while contributing to the enrichment of Zimbabwe's urban landscape.

## Vision

We envision creating a portfolio of exclusive residences that serve as havens of tranquility, where residents can thrive in an environment that celebrates luxury, innovation and sustainability. By meticulously designing each property to reflect the unique aspirations of our clients and the rich essence of Zimbabwe, we aim to elevate the standards of living while fostering a sense of unity and pride within our communities. Through unwavering commitment to excellence, ethical development practices and a deep connection to the land and its people, we are driven to shape the future of luxury real estate in Zimbabwe and beyond.



PERSPECTIVE VIEW FROM THE PARKING



PERSPECTIVE VIEW FROM THE SEATING AREA

# Project: Executive Villas in Mt Hampden

The Kuvhakacha Living New City Executive Villas is a 2,000.0 Square Meter High-End Leisure Property Development that will give occupants a truly breathtaking experience and leave them with a deep desire never to leave.

It combines top of the range Luxurious Living with a touch of Nature that would make one feel as if they are at a resort, all within 5 KM from the New Parliament & Government Complex in MT Hampden.

Its 3 Bedroom, 2 Baths, Open Plan Kitchen and Lounge area Villas are fitted with pristine electrical appliances and furniture that will give visitors a truly Royal experience. Special services on offer include Unlimited WiFi, Uninterrupted Off-Grid Solar Power, Clean Borehole Water and 24/7 Security personal.

The Kuvhakacha Living New City Executive Villas will have a very low carbon footprint, not adding to the National Electricity Burden by utilizing Fully Off-Grid Solar Power and have Drip Irrigated Gardens.

The property layout is meant to allow for a comfortable dwelling and also provides occupants with a memorable leisure experience, with the High-End Villas on one end overlooking a well-manicured garden area that has an Infinity Jacuzzi within an 8-Meter-wide by 11-Meter-long Rectangular Swimming Pool.

There is an exquisite Pool Lounge & Bar a few meters from the far-left corner of the Swimming Pool away from the Villas, providing an opportunity to relax and mingle when occupants wish to do so with friends & family. All the areas within the property are connected by clear, well-lit walking paths, that will be lined by Solar Powered Ground Lights, conducive for evening strolls.





# Progress to date



The gate and wall surrounding the property have been completed. Construction on the interior portion of the property has commenced.



# Perspective Views: 3D Images



PERSPECTIVE VIEW FROM THE PARKING





# Perspective Views: 3D Images



# Perspective Views: 3D Images



BIRDS EYE VIEW



PERSPECTIVE VIEW FROM THE SEATING AREA



PERSPECTIVE VIEW FROM THE OUTDOOR SEATING AREA



# Price Trends for New City Development

2010	2023	Expected in 2025
USD 18/sqm	USD 30/sqm	USD 50/sqm

## Industry Analysis: Price Increase Trends in the Zimbabwe Real Estate Market

The Zimbabwean real estate market has witnessed notable price increase trends over the past few years, driven by a combination of factors that reflect both opportunities and challenges in the sector.

### Economic Factors:

- **Hyperinflation:** Zimbabwe has grappled with hyperinflation, which has significantly eroded the value of the local currency. This has led to a surge in property prices as real estate is often considered a hedge against inflation.
- **Foreign Currency Transactions:** Many high-end properties in Zimbabwe are priced and transacted in foreign currencies such as the United States Dollar (USD) or South African Rand (ZAR). This has led to price increases as the local currency's instability persists.

### Urbanisation and Population Growth:

- Rapid urbanization and population growth have increased the demand for housing, especially in major cities like Harare and Bulawayo. The limited supply of quality housing options has driven up property prices in these urban areas.

### Land Scarcity and Zoning Regulations:

- Land scarcity, combined with strict zoning regulations, has limited the availability of land for development, leading to increased competition for existing properties and driving prices higher.

### Infrastructure Development:

- Investments in infrastructure development, such as road improvements and utilities, have enhanced the appeal of certain areas, leading to price appreciation in these localities.

### Supply Chain Challenges:

- Challenges in the supply chain, including shortages of construction materials and skilled labor, have led to higher construction costs, which are passed on to buyers, contributing to price hikes.

# Project Costs

Project and Initiative	Value (USD)	Detail
2000 sqm Land in Mt Hampden	(\$60 000)	Fair Market Value
<b>Total Construction Expenses</b>	(\$85 000)	New City Executive Villas
<b>Intended Selling Price</b>	\$275 000	6 Months estimated completion time
<b>Expected Gross Profit</b>	<b>\$130 000</b>	Realised After Sale

## Selling Method

Kuvhakacha Living will employ a comprehensive marketing and sales strategy to promote the executive villas. This strategy will involve a multi-faceted approach, including online and offline advertising, social media campaigns, collaboration with real estate agents and hosting exclusive open house events for potential buyers to experience the luxurious lifestyle firsthand.

By tailoring our marketing efforts to target these potential buyer segments, Kuvhakacha Living aims to attract the right audience who values the unique features, exceptional design and prime location of our executive villas. Through strategic positioning and effective sales tactics, we anticipate a successful sales campaign that not only achieves a profitable return but also establishes Kuvhakacha Living as a premier choice for luxury real estate in Zimbabwe.

## Potential Buyers:

- High-Net-Worth Individuals
- Expatriates and International Investors
- Local Business Leaders
- Retirees and Empty Nesters
- Investment Buyers

# Upcoming Project: Sabhuku City in Zvimba

The design concept for the proposed subdivision also referred to as 'Sabhuku City,' is mainly guided by the Ministry of Local Government and Public Work's Urban Development Standards. The concept is also guided by the Department of Spatial Planning and The Urban Development Layout Design Manual. The design has been influenced by Government's Vision 2030 and the ideas of the land owner. The vision is a large-scale, cutting-edge mixed use urban development project, that will attract both local and international investors with its forward-looking cultural Afrocentric theme.

The Green City Concept is embodied by lush green manicured buffer zones, a recreational park and a nine-hole golf course as well as other environmental sustainability concepts that will be adopted in the proposed subdivision. The proposed layout will allocate 44 hectares of land for the Golf course, 8.6 hectares of the land for Urban Agriculture Cutting-Edge Green House Hub. One of the major reasons for this concept is to encourage sustainable neighborhoods existing among a thriving green ecosystem within the proposed city.

## Location

Nyabira is a village in the province of Mashonaland West, Zimbabwe. It is located about 34 km North-west of Harare on the main road and railway line from Harare to Chinhoyi. The proposed site measures 251.0 hectares located in Nyabira, exactly 1.2km north of Nyabira Shops along the Black Fordby Road that heads to Mazoe District. It is within this district that one can find the Remainder of Penrose Farm. On the Eastern side of the proposed site there is Subdivision of Paarl Farm and the remainder of Paarl Farm and on the Southern side of the proposed site there is the Subdivision of Penrose which have been subdivided to create more residential stands.



### Land Ownership

The proposed site is a piece of land that is owned by Mr Takudzwa Panganai Kangai who holds an offer letter with the Ministry of Lands, Agriculture, Fisheries, Water, Climate and Rural Development. Part of the farm (Penrose Farm), has already been granted change of use from agricultural Use to Urban Development Use and this has already been implemented.



### Project Justification

The proposed Sabhuku City development will benefit the Region and the country at large, as it will attract much needed job creating investment. The proposal seeks to meet the rising demand in housing, industrial and institutional infrastructure that has been in short supply within the province of Mashonaland West. Furthermore, this development will increase the revenue base of the province, contributing towards the reduction of the housing backlog that has been witnessed all across Zimbabwe. The District of Zvimba will benefit from the increased rates as the project will result in additional property rates income.

There is currently another Urban Mixed-Use Development on the farm that has successfully applied for Change of Use and is at an advanced stage of implementation by Vonspring Investments (Private) Limited, so this application if granted will further augment the effort to align with the Nyabira Urban Expansion Master Plan.

The layout plan advocates for private participation in the provision of housing to complement the tireless Government efforts development of the region. It is one of the greatest aims of the proposed project to participate in the provision of quality medium and low-density accommodation in the province.

# Team at Kuvhakacha Living

At Kuvhakacha Living, our success is driven by a dynamic and skilled team, each contributing their expertise to craft exceptional executive villas. Led by our visionary CEO- Takudzwa Kangai - and landowner, whose entrepreneurial spirit and deep understanding of the local market provide the foundation for our endeavours. Mr Kangai has 10 years construction and property marketing experience.

Our property developer transforms concepts into reality, guided by a profound passion for creating extraordinary living spaces. Collaborating closely, our land survey consultant ensures precision in land assessment, while the town planning consultant navigates the regulatory landscape seamlessly. The architectural consultant infuses each villa with cultural richness and modern elegance, while our dedicated construction workers translate designs into tangible luxury. Together, we form a harmonious synergy, committed to elevating the standards of living through innovation, sustainability, and a shared commitment to excellence.

## Organisation and Management



**Takudzwa  
Kangai**

FOUNDER & CEO



**Wisdom  
Mutsikamahwe**

CHIEF FINANCIAL  
OFFICER



**Elizabeth  
Stephens**

CHIEF  
OPERATIONS  
OFFICER



**Kuvhakacha**  
LIVING

**For inquiries,  
contact us.**

[www.sabhukucorporation.com](http://www.sabhukucorporation.com)  
[Info@sabhukucorporation.com](mailto:Info@sabhukucorporation.com)  
+263 714 257 269

