



# A GOLDEN INVESTMENT OPPORTUNITY

AT GABORONE INTERNATIONAL FINANCE PARK



SECURE YOURSELF ONE OF THE BEST ADDRESSES IN TOWN!

DEVELOPED BY



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# PRIME LOCATION, FREEHOLD LAND



GAME CITY MALL



TOTAL FILLING STATION



KGALE HILL



GAZETTE OFFICES



PORTION 124



TRAFFIC CIRCLE



KGALE SUPER SPAR



BARLOWORLD MOTORS



STANBIC BANK



### Location and Site

- The development is on Portion 124 at the start of Bishops Road into Gaborone International Finance Park (GIFP)
- The proposed development is situated on a very prime, highly visible gateway to GIFP with the Gazette Office to its West across Bishops Road, Game City Mall and Total Filling Station to the North and New Lobatse Road to the East.

### General Description

The development comprises 22 Office Unit on three floors and a semi basement.

- **Ground Floor** Office and Parking use
- **Semi-Basement** Parking use
- **First Floor** Office use
- **Second Floor** Office use

The property will be developed and completed in September 2013.

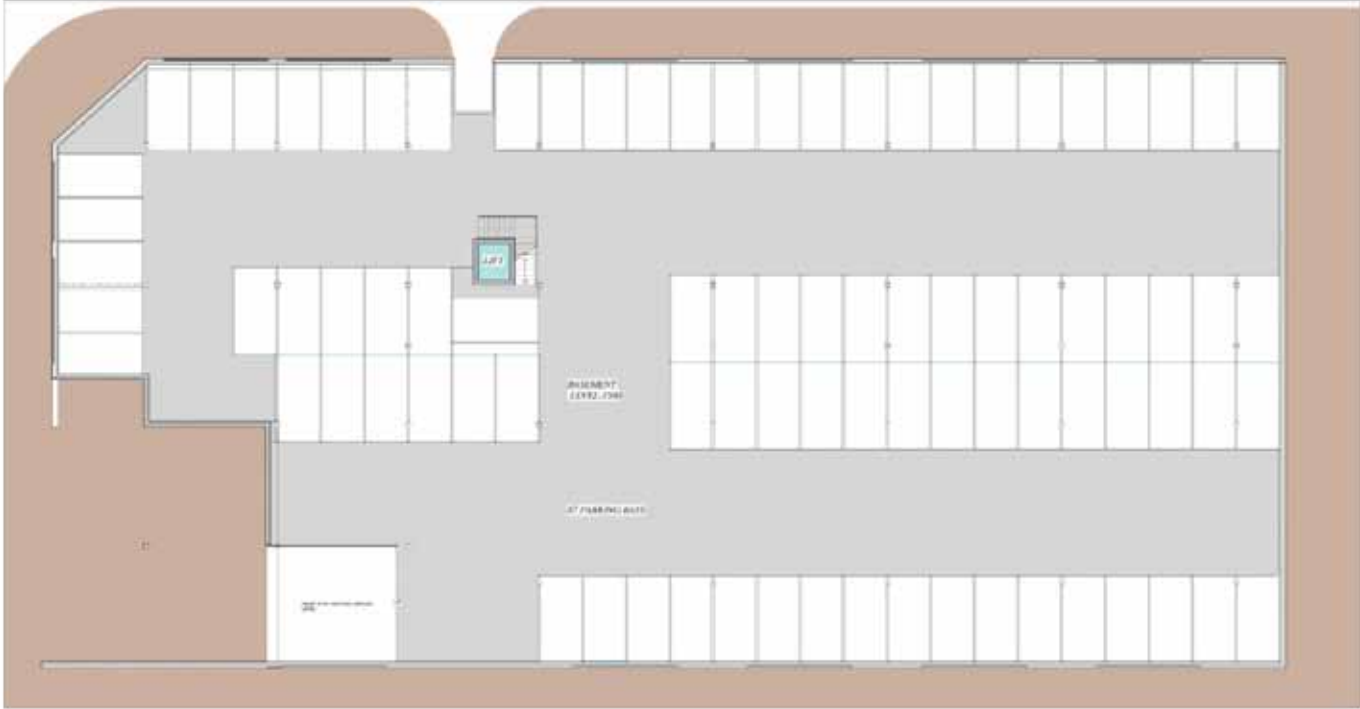
### Specifications/Finishes

- Office units to be completed open plan, with ladies and gents toilets and a kitchenette.
- The usable area to be carpeted, the toilet and kitchenette to be tiles
- The walls will be painted and power trunking will be fitted along the perimeter of the walls for data, power and telecommunications cabling.
- The overhead interior surface to be finished with a suspended ceiling, recessed fluorescent lights and individually controlled air conditioning units.
- A fire alarm panel, smoke detectors, fire extinguishers and a fire hose reel will be fitted in the unit as per building regulations.

# GROUND FLOOR PLAN



# BASEMENT PLAN





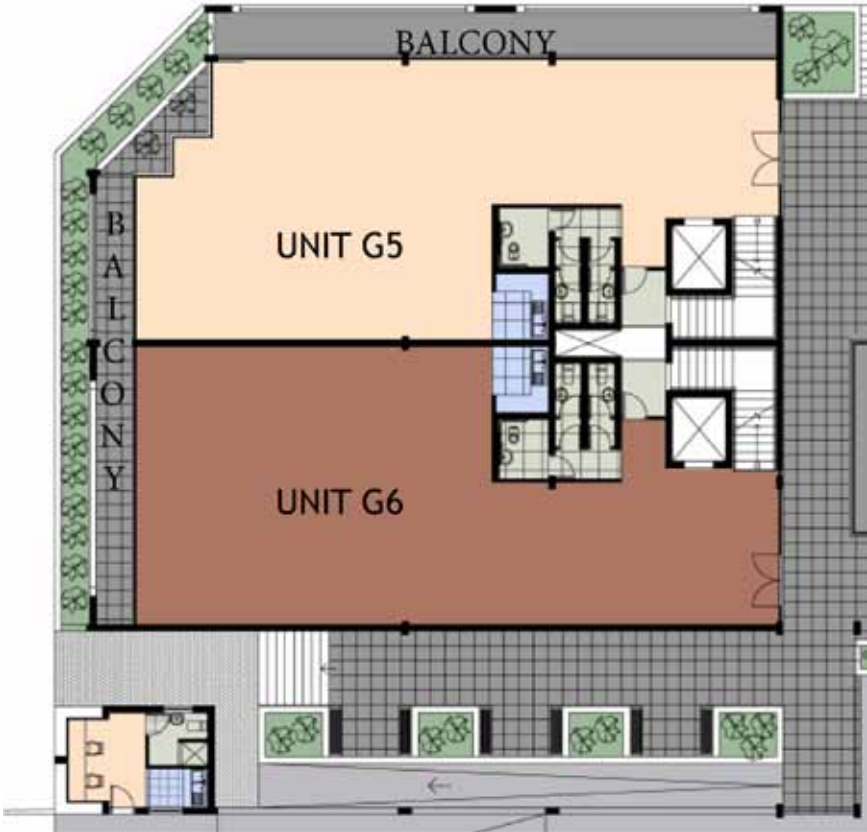
# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# GROUND FLOOR BLOCK A





The Ground floor of Block A, Unit G5, Unit F5 First Floor and Unit S5 second Floor are sold as one portion with a total GLA of 688.8m<sup>2</sup> with roof access. Unit G6 Ground Floor, Unit F6 and Unit S6 are sold as one portion with a Total GLA of 621.6m<sup>2</sup>.

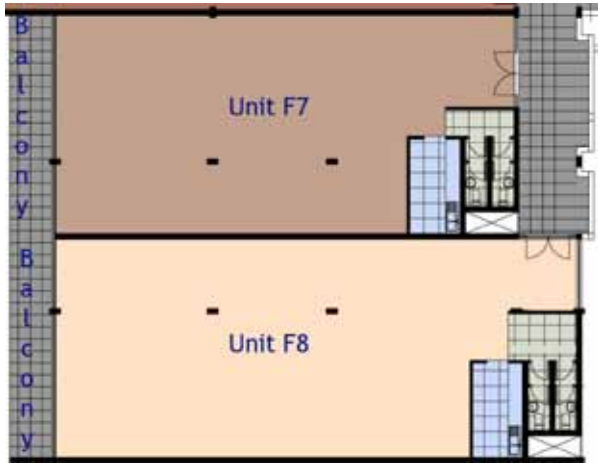
Designated parking bays and prices are as follows:

Unit No.	GBA	GLA	BALCONY AREA	TOTAL AREA	PARKING BAYS	ASKING PRICE (exc. VAT)
Unit G5	184m <sup>2</sup>	180m <sup>2</sup>	41m <sup>2</sup>	225m <sup>2</sup>	5	sold
Unit F5	197m <sup>2</sup>	192.7m <sup>2</sup>	0m <sup>2</sup>	197m <sup>2</sup>	6	sold
Unit S5	192.8m <sup>2</sup>	188.6m <sup>2</sup>	41m <sup>2</sup>	233.8m <sup>2</sup>	6	sold
Roof Deck	131m <sup>2</sup>	127.5m <sup>2</sup>	69m <sup>2</sup>	200.6m <sup>2</sup>	3	sold
<b>Total</b>	<b>705.4m<sup>2</sup></b>	<b>688.8m<sup>2</sup></b>	<b>151m<sup>2</sup></b>		<b>20</b>	
Unit G6	205.2m <sup>2</sup>	201m <sup>2</sup>	141m <sup>2</sup>	219.2m <sup>2</sup>	6	sold
Unit F6	218.7m <sup>2</sup>	216.5m <sup>2</sup>	0m <sup>2</sup>	218.7m <sup>2</sup>	6	sold
Unit S6	206.4m <sup>2</sup>	204.1m <sup>2</sup>	14m <sup>2</sup>	220.4m <sup>2</sup>	6	sold
<b>Total</b>	<b>630.3m<sup>2</sup></b>	<b>621.6m<sup>2</sup></b>	<b>28m<sup>2</sup></b>		<b>18</b>	

**Key :** GBA - Gross Building Area                      GLA - Gross Leasable Area

**Please Note:** GBA and GLA include circulation, guard house and storage apportioned to units pro rata to the useable area.

# FIRST FLOOR BLOCK A



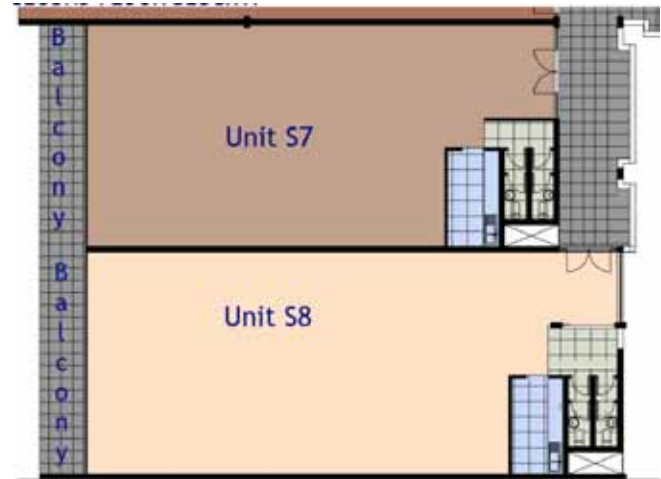
The First Floor Block A Unit F7 with a Total GLA of 203.3m<sup>2</sup> and Unit F8 with a Total GLA of 236.8m<sup>2</sup> are sold as separate self contained Units with exclusive balconies.

Designated parking bays and prices are as follows:

Unit No.	GBA	GLA	BALCONY AREA	TOTAL AREA	PARKING BAYS	ASKING PRICE (exc VAT)
Unit F7	206m <sup>2</sup>	203.3m <sup>2</sup>	17m <sup>2</sup>	223m <sup>2</sup>	5	P2 787 500
Unit F8	236.8m <sup>2</sup>	231.7m <sup>2</sup>	17m <sup>2</sup>	253.8m <sup>2</sup>	6	P3 172 500

Price per m<sup>2</sup> is P12 500

# SECOND FLOOR BLOCK A



The Second Floor Block A (overlooking Bishops Road) Unit S7 with a Total GLA of 209.8m<sup>2</sup> and Unit S8 with a Total GLA of 239.2m<sup>2</sup> are sold as separate Units with exclusive balconies.

Designated parking bays and prices are as follows:

Unit No.	GBA	GLA	BALCONY AREA	TOTAL AREA	PARKING BAYS	ASKING PRICE (exc VAT)
Unit S7	212.7m <sup>2</sup>	209.8m <sup>2</sup>	17m <sup>2</sup>	229.7m <sup>2</sup>	5	P2 871 250
Unit S8	244.5m <sup>2</sup>	239.2m <sup>2</sup>	17m <sup>2</sup>	261.55m <sup>2</sup>	6	P3 268 750

Price per m<sup>2</sup> is P12 500

# GROUND FLOOR BLOCK B



The Ground Floor Block B (Overlooking the road to Game City behind Total Filling Station) Unit G4, Unit G3, Unit G2 and Unit G1 with a Total GLA of 199.9m<sup>2</sup> and Unit F8 with a Total GLA of 236.8m<sup>2</sup> are sold as separate self contained Units with exclusive balconies.

Designated parking bays and prices are as follows:

Unit No.	GBA	GLA	BALCONY AREA	TOTAL AREA	PARKING BAYS	ASKING PRICE (exc VAT)
Unit G4	206.5m <sup>2</sup>	199.9m <sup>2</sup>	16m <sup>2</sup>	222.5m <sup>2</sup>	5	P2 978 825
Unit G3	204.2m <sup>2</sup>	199.9m <sup>2</sup>	14m <sup>2</sup>	218.2m <sup>2</sup>	5	P2 932 760
Unit G2	204.2m <sup>2</sup>	199.9m <sup>2</sup>	14m <sup>2</sup>	218.2m <sup>2</sup>	5	P2 932 760
Unit G1	206.5m <sup>2</sup>	199.9m <sup>2</sup>	16m <sup>2</sup>	222.5m <sup>2</sup>	5	P2 978 825

G3 and G2 : **Price per m<sup>2</sup> is P13 440.70**  
 G4 and G1 : **Price per m<sup>2</sup> is P13 387.98**

# FIRST FLOOR BLOCK B



The First Floor Block B (Overlooking the road to Game City behind Total Filling Station) Unit F4, Unit F3, Unit F2 and Unit F1 with a Total GLA of 210.4m<sup>2</sup> and Unit F8 with a Total GLA of 236.8m<sup>2</sup> are sold as separate self contained Units with exclusive balconies.

Designated parking bays and prices are as follows:

Unit No.	GBA	GLA	BALCONY AREA	TOTAL AREA	PARKING BAYS	ASKING PRICE (exc VAT)
Unit F4	217.4m <sup>2</sup>	210.4m <sup>2</sup>	17m <sup>2</sup>	234.4m <sup>2</sup>	5	P3 136 500
Unit F3	215m <sup>2</sup>	210.4m <sup>2</sup>	17m <sup>2</sup>	232m <sup>2</sup>	5	P3 104 700
Unit F2	215m <sup>2</sup>	210.4m <sup>2</sup>	17m <sup>2</sup>	232m <sup>2</sup>	5	P3 104 700
Unit F1	217.4m <sup>2</sup>	210.4m <sup>2</sup>	17m <sup>2</sup>	234.4m <sup>2</sup>	5	P3 136 500

F3 and F2 : **Price per m<sup>2</sup> is P13 382.33**  
 F4 and F1 : **Price per m<sup>2</sup> is P13 380.97**

# SECOND FLOOR BLOCK B



The Second Floor Block B (overlooking the road to Game City behind Total Filling Station) Unit S4, Unit S3, Unit S2 and Unit S1 with a Total GLA of 216.7m<sup>2</sup> and Unit F8 with a Total GLA of 236.8m<sup>2</sup> are sold as separate self contained Units with exclusive balconies.

Designated parking bays and prices are as follows:

Unit No.	GBA	GLA	BALCONY PATIO AREA	TOTAL AREA	PARKING BAYS	ASKING PRICE (exc VAT)
Unit S4	223.9m <sup>2</sup>	216.7m <sup>2</sup>	17m <sup>2</sup>	240.9m <sup>2</sup>	5	P3 222 625
Unit S3	221.4m <sup>2</sup>	216.7m <sup>2</sup>	17m <sup>2</sup>	238.4m <sup>2</sup>	5	P3 189 500
Unit S2	221.4m <sup>2</sup>	216.7m <sup>2</sup>	17m <sup>2</sup>	238.4m <sup>2</sup>	5	P3 189 500
Unit S1	239.9m <sup>2</sup>	216.7m <sup>2</sup>	17m <sup>2</sup>	240.9m <sup>2</sup>	5	P3 222 625

S3 and S2 : **Price per m<sup>2</sup> is P13 378.78**  
 S4 and S1 : **Price per m<sup>2</sup> is P13 377.44**

**BLOCK A** • Total GBA 2230.6m<sup>2</sup>      Total GLA 2199.5m<sup>2</sup>  
**BLOCK B** • Total GBA 2576.8m<sup>2</sup>      Total GLA 2508m<sup>2</sup>

**TOTAL GBA** •      **4807.4m<sup>2</sup>**      **TOTAL GLA**      **4707.5m<sup>2</sup>**









# INVESTMENT PROCESS

## STEP 1 RESERVATION

- Reservation will be completed through the acceptance of an offer letter.

## STEP 2 EXCHANGE OF CONTRACTS, DEPOSIT AND PROOF OF FINANCE

- Sale Agreement will be drawn up
- 10% deposit will be required, this amount will be held in trust until completion
- Bank facility letter confirming approval

## STEP 3 REGISTRATION OF SECTIONAL TITLE AND TRANSFER

- Sectional Title will be completed, once building is at required stage.
- Once sectional title is completed, transfer will be completed.

## STEP 4 COMPLETION OF CONSTRUCTION AND OCCUPATION

- We hope to complete construction 10 months from day of ground breaking.

**FOR DETAILS CONTACT** 

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