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**CWE** |

# CHAMINUKA

WILDLIFE ESTATES



*“ The Ultimate in Outdoor Living and Tranquility ”*

## CHAMINUKA WILDLIFE ESTATES

CWE is a premier housing estate that offers you the opportunity to be part of a unique lifestyle experience. A lifestyle that allows one to live with nature, in a pristine, serene and tranquil setting that affords it a standard of luxury setting it apart from other exclusive estates. CWE offers homes designed to blend seamlessly with the environment, with facilities and services that offer the ultimate in indoor and outdoor living.

CWE is situated within Chaminuka Nature Reserve, (the first privately-owned reserve in Zambia, established almost half a century ago) which boasts more than 72 species of wildlife and 300 species of birds. A bird sanctuary and a game park, the Estate is a secure residential suburb in a private reserve, which offers the ultimate in lifestyle for the discerning.

With Chaminuka being such a well-established brand, this real estate development provides an investment opportunity that is special and rarely found anywhere else in the world. Not only does CWE allow investors to buy into the Chaminuka lifestyle and brand, it also offers a high gain potential.

## CHAMINUKA IS BECOMING A LUSAKA SUBURB

The location of Chaminuka has become closer to the hub of Lusaka as the City has rapidly expanded in the last ten years. The expansion of the City in the past decade in to the Leopard's Hill, State Lodge, Makeni and Chilanga areas has reached saturation point in terms of the availability of prime land for housing.

Lusaka has turned eastwards along the Great East Road and the northeast in the area between the Kenneth Kaunda International Airport (KKIA) and Chisamba and now envelopes the Chongwe/ Ngwerere area. The roads leading to and from Chaminuka are the most accessible in Lusaka and a mere 10 minutes from the Airport and just 45 minutes from the centre of town. Now that the KKIA-Chisamba Road is being tarred, the distances to Arcades and Manda Hill Malls will be covered in 20 minutes.

## AND A NEW FRONTIER OF ECONOMIC ACTIVITY

The development of the New Airport Terminal and the Zambia China Economic Zone next door are providing the impetus for expansion of the commuter belt along the road from the KKIA to Chaminuka and the new Chisamba town. The road is currently being tarred all the way to the Great North Road. At the same time, the capacity of the road between Lusaka and the Airport is being enlarged, which will also reduce commuting time considerably.

The development of CWE aims to give Lusaka a vibrant, new, alternative residential heart with things to do for adults and children. Create a world-class wildlife estate development to complement the existing facilities at Chaminuka Lodge that will act as a catalyst for the upgrade and redevelopment of Lusaka East and to maximize the potential of the site's prime location in the North Eastern part of Lusaka.

In and amongst the rapidly expanding Greater City of Lusaka, Chaminuka will remain an oasis of parkland and a Nature Reserve.



## **AN ESTABLISHED NATURE RESERVE AND ECO SYSTEM OF 40 YEARS IN THE MAKING - NOW AN OASIS!**

Chaminuka Nature Reserve (the Reserve) was officially licensed in the late 1970's, though efforts to create it started earlier. Its origins were agricultural land used for the production of tobacco and for cattle ranching. The reserve was licensed at a time when there was an over population of elephants in Zambia's national parks. They had caused untold destruction on the environment, the flora and fauna, which in turn saw the demise of many species of Zambia's precious wildlife.

It was in this wake that the Reserve was established. Over a period of almost 40 years, thousands of indigenous trees and plants were planted. Four lakes were created providing water and adding diversity to the habitats. Strict conservation management practices to protect the forests and the trees were exercised. Wildlife from all the national parks was translocated and introduced to the Reserve. And the reserve began to thrive naturally. Those animals that were already in the Reserve settled down, and bred prolifically. Those that were translocated have settled in and made Chaminuka their natural habitat as if they have been there for centuries. It also witnessed the successful reintroduction of the blue-necked ostrich that had become extinct in the 1940's.

Today the Reserve has several habitats, from marshy swamps to open plains, Savannah to Miombo forests. There are more than 72 species of wildlife, featuring a three of the Big Five and all Zambia's major antelope. In fact there are 18 varieties of antelope. The Reserve is also within an ornithological important bird area - a true testimony to its tranquility and peace. More than 300 species of bird can be spotted at Chaminuka lakes and wetlands, many permanent and other passing through as part of their annual migration from Southern Africa to West Africa and the Russian steppes and back.

Almost 40 years in the making there are now more than 7,000 animals in the Nature Reserve. The Reserve covers approximately 10,000 acres (an area totaling 40 square kilometres) in size. It is settled and its ecosystem is well established.

In and amongst the rapidly expanding Lusaka, Chaminuka Nature Reserve will remain an oasis that will continue to nurture, the Giraffe and the Zebra and the Eland and the Sable and the Hartebeest and the other antelopes of the Zambian bush and the Elephant and the Lion and the Cheetah and the Hyena and the Eagle and the Kingfisher and the Ibis and all the other 300 or so species of birds most of them native, and others visiting the Chaminuka lakes and wetlands during their annual sojourns.







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### **OUR NEIGHBOURHOOD, OUR PLOTS AND....**

Chaminuka Wildlife Estates will be a secure, gated housing community for 250 families. Each plot is approximately one acre in size (4,000 square metres) and is fully serviced with electricity, water reticulation and accessed using an internal, top-level gravel road network. The backbone grids for water and electricity have already been completed.

Plots are arranged amphitheatrically, the focal feature being a lake. Communal protected parks and walking paths for residents to enjoy a total, outdoor experience will surround this. And for your social life on the Southern shores of the lake, a boardwalk nestled into the forest will host a camouflaged restaurant, deli, bar, health spa, gym and swimming pool.

Homeowners will create an association and appoint an estate management company. The management will be responsible for the day-to-day running and maintenance of the Estate. Chaminuka Nature Reserve will continue to manage the wildlife.

With your plot you will receive a copy of a homeowner's constitution and architectural guidelines, both designed to optimize and enhance your existence with wildlife and nature.

You will also have a choice of one of four architectural house designs. You are free to choose one or design one of your own liking. If you do choose the latter, CWE shall review your plans to ensure that consistent standards are maintained and that they conform to CWE's Architectural Guidelines.

We also offer turnkey project management services which include architectural services for the customization of your plans, obtaining Council and other authority approvals, onsite supervision of contractors and engineers, procurement, interior design and property management services.

### **....OUR HOUSES**

*"Our proximity to the Architects meant we were able to infuse our vision into theirs, producing designs that complement the Game Park, and vice versa."*

Each of the four homes has been designed to externally fuse or blend with the surrounding environment. As such emphasis has been placed on clean lines, hidden roofs, river stone façade, and wooden pergolas.

The Architect's brief was to "bring the outside, in". This was achieved through the integration of open plans, high ceilings, corner windows, floor-to-ceiling glass and deep patios. Open plans allow for one room to flow into the next, in an effort to eventually enable every space to effortlessly flow outdoors, without the interruption of physical boundaries; high ceilings allow for seemingly more open rooms. Corner windows provide for 180° views outwards.

Floor-to-ceiling glass (both doors and windows), bolstered by the inclusion of deep patios, create the seamless connection between interior and exterior spaces. Deep patios act as transitional spaces that are both theoretically and functionally neither outside nor inside. They are intermediate spaces that allow the indoors to seamlessly and effortlessly merge with the outdoors.

These design strategies also maximize the capture of natural light and ventilation to all spaces.

Villa KaTanda









## Villa KaTanda

floor plan

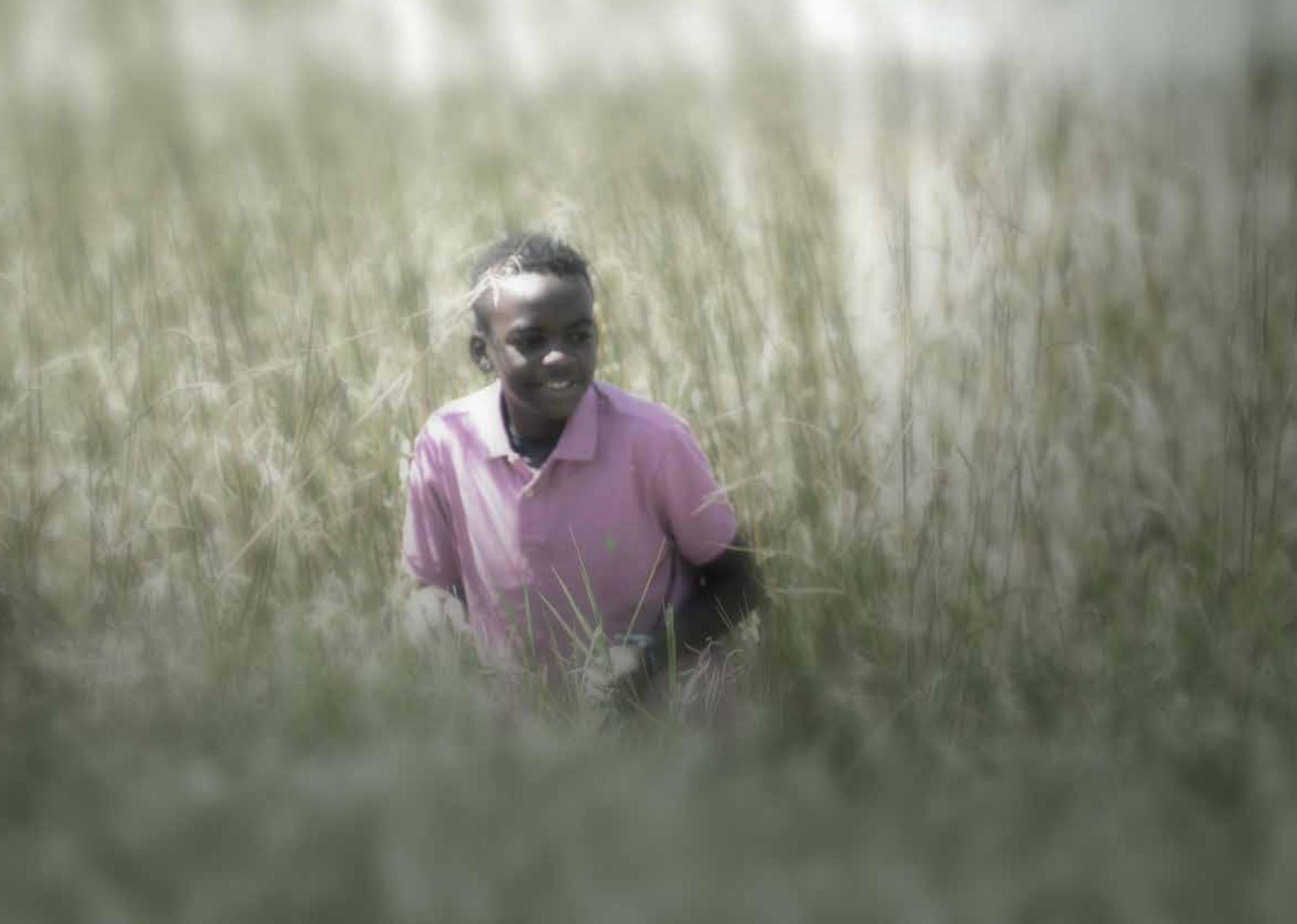


Floor plan  
Internal area - 150m<sup>2</sup>  
Patio area - 33m<sup>2</sup>



*'Each of the four homes has been designed to externally fuse or blend with the surrounding, unspoilt environment.'*

**Villa KaTanda** or "Little Gem" is a single storey entry level of our four houses. The periphery of each room is extremely subtle, so much so that the interior and exterior spaces flow into each other seamlessly.



# Villa PaMunzi







## Villa PaMunzi

floor plan



### GROUND FLOOR

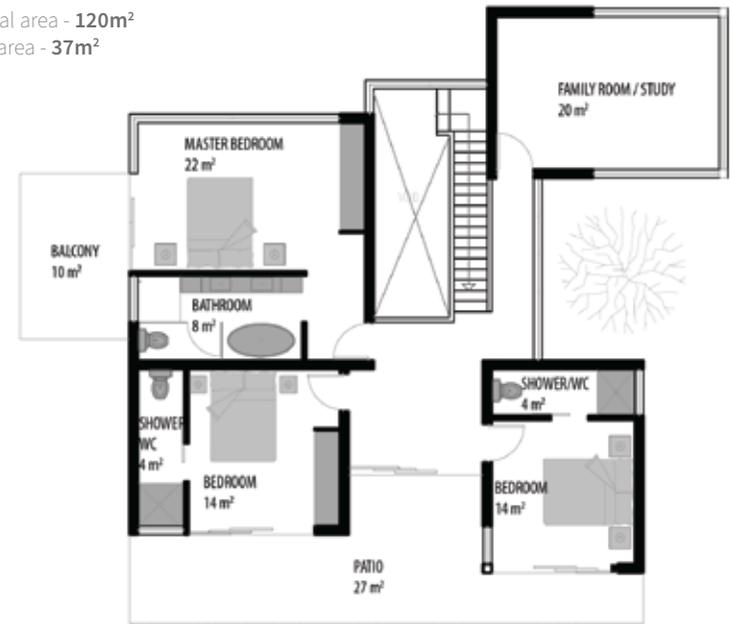
Internal area - 142m<sup>2</sup>

Patio area - 70m<sup>2</sup>

### FIRST FLOOR

Internal area - 120m<sup>2</sup>

Patio area - 37m<sup>2</sup>



*The Architect's brief was to "bring the outside, in."*

### Villa PaMunzi

Is a two-storey house in which all living spaces are arranged on the ground floor and the bedrooms on the first floor. Subtle peripheries on the ground floor spaces allow you to experience nature on a more intimate level. Deep patios bolster the illusion of interior space extending outwards, thus presenting you with a feeling of peace and tranquility. When inside your bedroom for instance, you have a vantage point from which you can look out at the Chaminuka Game Park.



**Villa** Makumbi

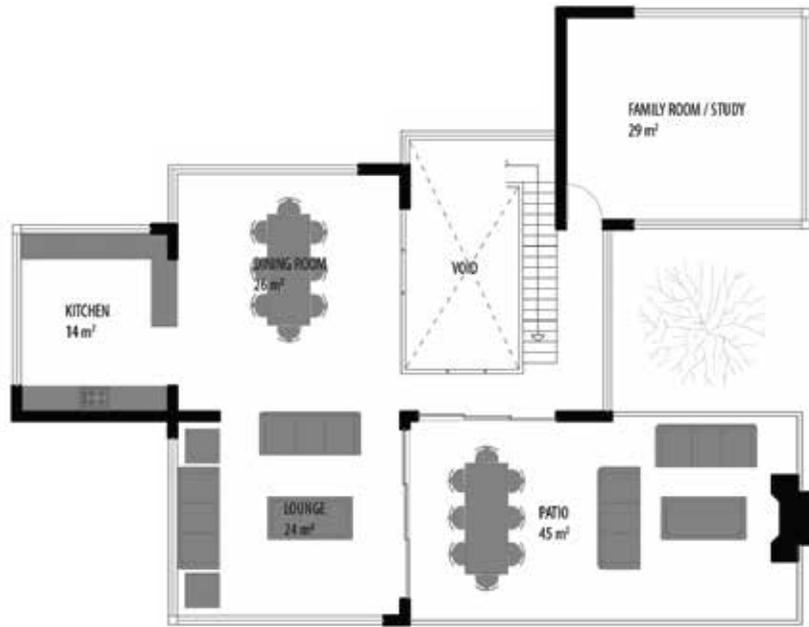






## Villa Makumbi

floor plan



### FIRST FLOOR

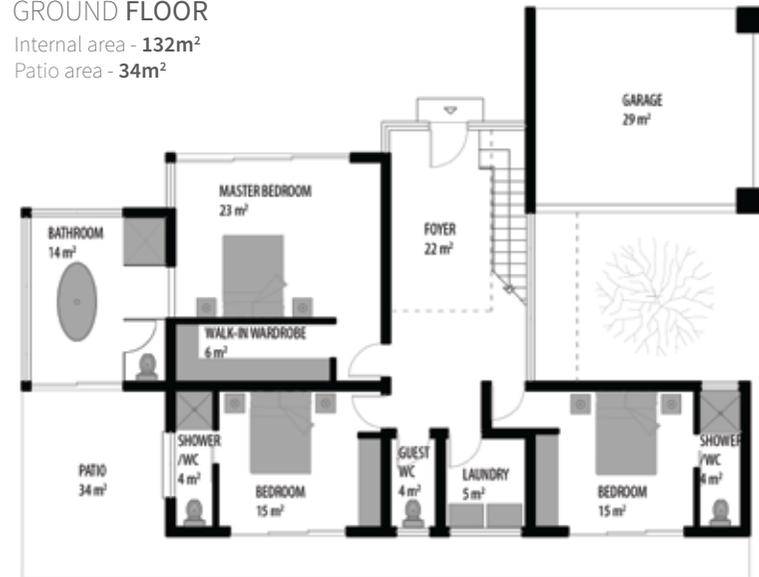
Internal area - 123m<sup>2</sup>

Patio area - 45m<sup>2</sup>

### GROUND FLOOR

Internal area - 132m<sup>2</sup>

Patio area - 34m<sup>2</sup>



*'Deep patios create the seamless interaction between interior and exterior spaces.'*

### Villa Makumbi

Is a two-storey house that could be defined as an 'upside down house'. All living spaces are arranged on the first floor while the bedrooms are on the ground floor. Large windows, corner windows, glass sliding doors and a large patio on the first floor allow you to fully appreciate the Game Park from a vantage point and within your comfort zone. The bedrooms on the ground floor are equipped with large glass sliding doors that allow you a more intimate appreciation of your immediate environment.

### THE FOURTH HOUSE

Whilst this will be conceptually in-line with the existing three plans already devised, this design will encompass features solicited from discussions with and feedback obtained from prospective you. It will offer a solution for those of you who elect to incorporate elements of your own individual, creative expressions for your CWE home.



### **WITH LIFETIME MEMBERSHIP IN CHAMINUKA**

As a resident of the Estate you will be entitled to lifetime membership to Chaminuka Nature Reserve and Resort offering priority access to all of Chaminuka's acclaimed world-class facilities, activities and Nature Reserve.

The Sardanis family built Chaminuka as a home in 1978. Designed in the style of a Zambian village, the family and their staff lived there until 1998 when they opened its doors to the public as a luxury lodge. It now offers 30 luxury suites and five cottages and villas. It also has a huge private collection of contemporary African paintings and sculpture as well as traditional artifacts – some 1,000 pieces – acquired from all over Africa over period of half a century. The collection spreads throughout the main house, the guest suites and the gardens.

The Lodge overlooks Lake Chitoka and offers many facilities including three libraries, a terraced restaurant, elegant dining room for private functions, a snooker room, floodlit tennis court, swimming pool, Jacuzzi and an art and artifacts shop.

### **OUR COMMUNITY**

Chaminuka is not just a luxury lodge and nature reserve, it is a community with approximately 1,000 inhabitants, three villages, two schools, a church, a clinic and is also home to the renowned Kaposhi Cheese Factory, the producer of award-winning Zambian cheese.

Chaminuka offers so many activities, such as tours of the art collection, game drives conducted by qualified guides, who are conversant with the wildlife, birdlife and the trees of Zambia: bush walks where one can learn about the vegetation and the medicinal value of the plants and trees as they are practiced locally, horse back safaris, fishing and boating, bird watching, cheetah-accompanied bush walks as well as cheese and wine tasting in the Kaposhi Cave. Chaminuka can also organize local tours to villages, schools and churches and farther afield around Zambia to other popular destinations and resorts.

More than 15,000 people visit Chaminuka annually. Chaminuka offers an exceptional opportunity for the discerning that seek excellence and style in an intimate setting, and a chance to commune with nature, and authentic African culture.





#### **CHAMINUKA OFFERS**

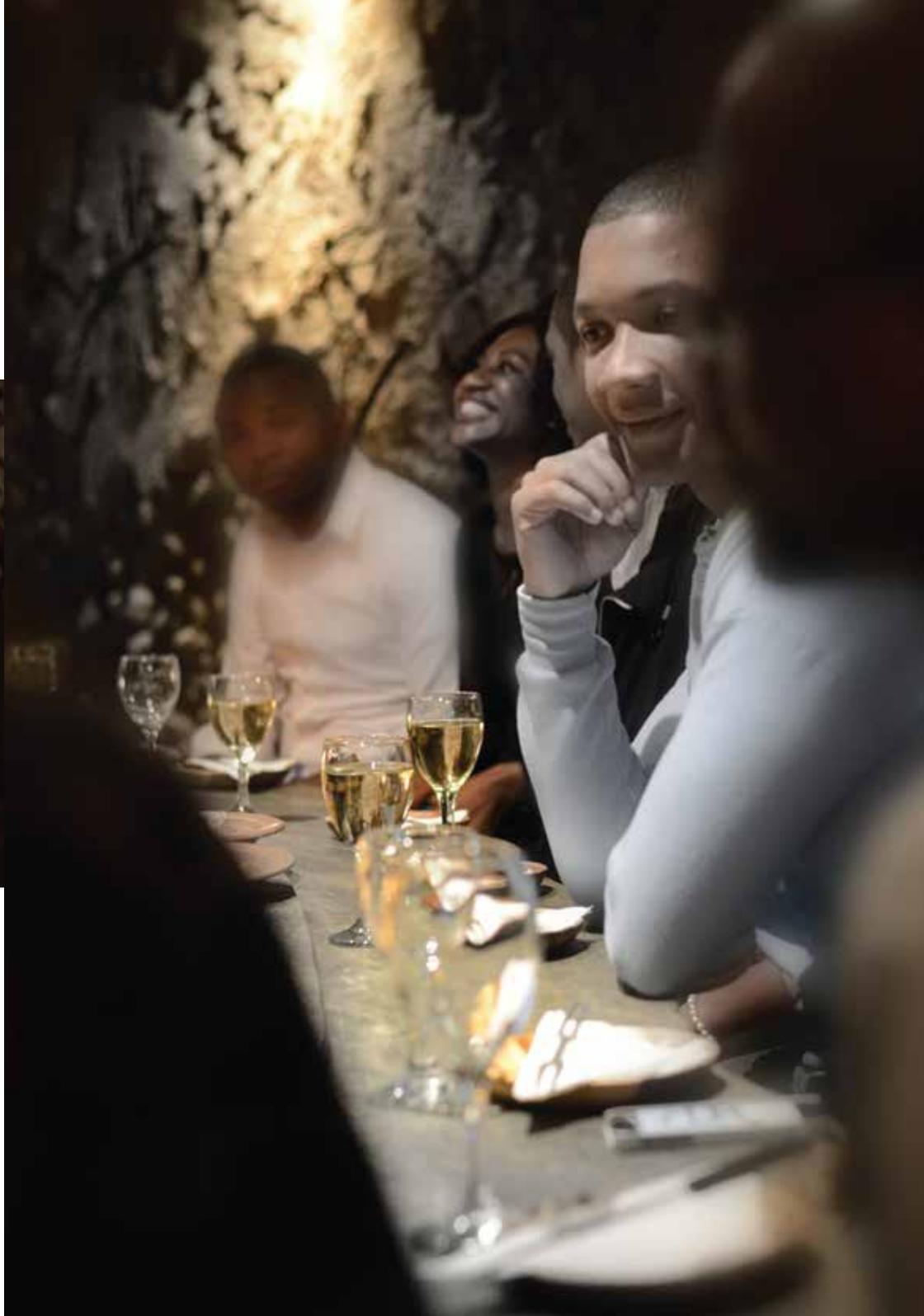
An art collection of contemporary African paintings and sculpture as well as traditional artifacts from across the entire Continent.

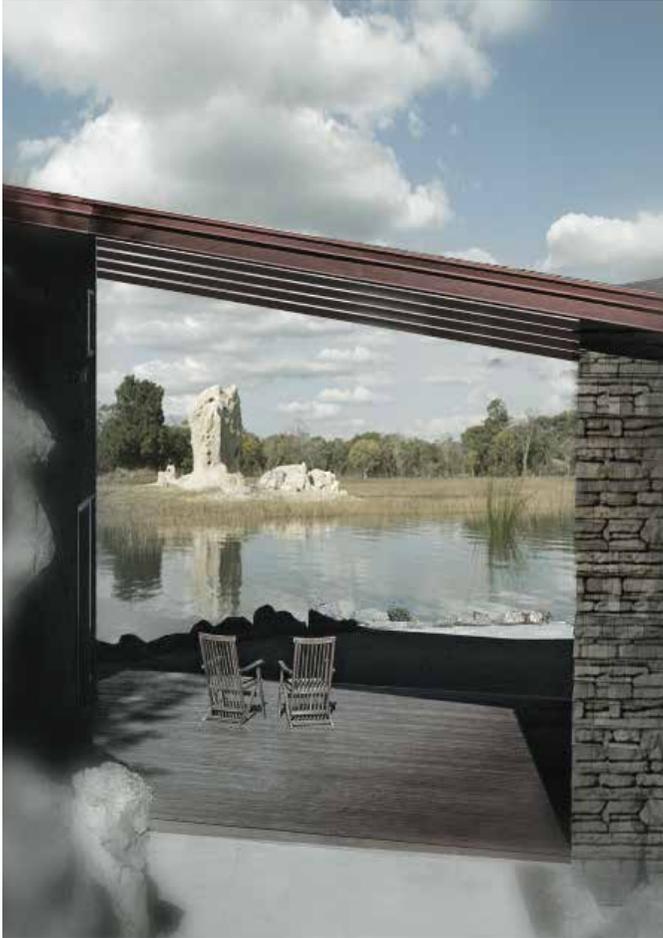
Activities include game drives, bush walks, horseback safaris, fishing and boating, cheetah-accompanied bush walks and cheese and wine tasting in the Kaposhi Cave.











#### **CHAMINUKA WILDLIFE ESTATES - A PLACE TO LIVE, RELAX OR PLAY**

The Estate offers facilities that include a restaurant, deli, bar, health spa, gym, swimming pool and a variety of trails for nature walk or horse rides.

All designed to enhance your wildlife experience, these common facilities offer you an opportunity to relax, keep in shape and get to know your neighbors.







### **DEVELOPMENTS IN THE AREA**

The general area in the Chaminuka vicinity is developing at a fast pace. Several housing estates are commencing a mere ten minutes' drive away. Other estates in construction are offering shopping malls and a golf course.

### **FUTURE AMENITIES AND SERVICES**

The following features and services are anticipated to be developed in the future:-

- Property Management Services
- Property Sales and Rental Services
- A shopping mall to include:-
  - Fuel Station
  - Dry Cleaners and Laundry
  - Supermarket
  - Cafes, Restaurants and Bars
- Banqueting room/ Conference Centre
- Clinic with facilities to offer care for the aged and retired
- Broadband internet access

### **CONTACT DETAILS**

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