



12 September 2024

RE: Christams Pass Eco Estate

Culverhouse Investments Private Limited (Culverhouse) is a privately-owned Investment Company which acquired a certain piece of land with full title deeds situate in the district of Umtali measuring 136 hectares on the Christmas Pass Mountain Range.

The proposed Christmas Pass Eco Estate will create a lifestyle that enhances the relationship between man and nature while preserving and protecting endangered flora and fauna species.

With 136 Ha of unspoilt flora and fauna on an undulating mountain side with scenic beauty. Christmas Pass Eco Estate is set to be one of Zimbabwe's most exclusive estates. The property is on the northern border of the City of Mutare on the Penhalonga road and has been included within the new boundaries of Mutare City Council as stated in the new Mutare City Masterplan whose operationalization is being finalised.

The property lies approximately 9 kilometers from the center of the City of Mutare. Access to the property is through the main Harare Mutare Highway and onto the Penhalonga Road passing through the front of Hillcrest College. The property is a virgin forest and has scenic views with the potential for a landmark development in Zimbabwe.

The proposed Christmas Pass Eco-Estate is a smart city project and is a world class self-contained development located within the scenic Christmas Pass Range of Mutare. The development will include a world class hotel and Conference Centre, medium to low-density residential housing including cluster developments, luxury holiday homes, commercial & retail facilities, restaurants and recreational facilities to promote tourism in the Eastern Highlands. Strategically included in the proposal will also be a student's village with mixed use apartments for Africa University students and other tertiary institutions in Mutare.

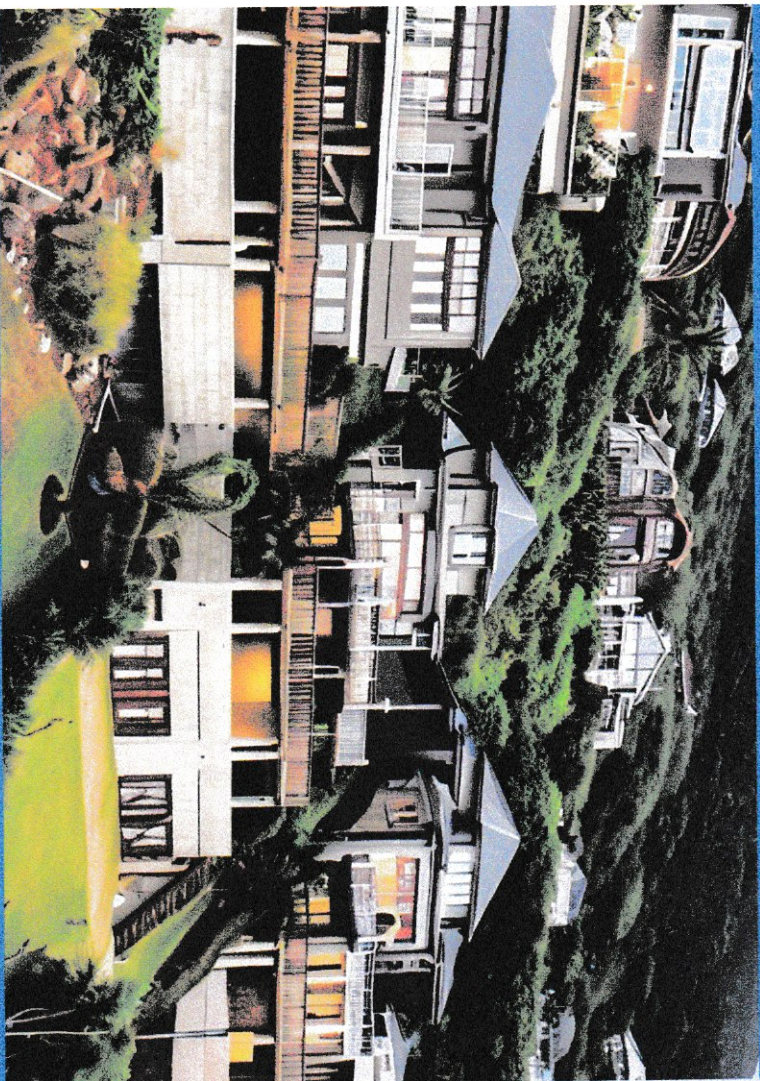
The development is a distinct, attractive and environmentally eco-friendly sustainable mixed development with natural water Springs, Recreational areas, walking trails and modern roads with public lighting. This project is envisaged to be the flagship of developments in the Manicaland Province of Zimbabwe.

Culverhouse seeks to partner with interested parties and are open to mutually beneficial proposals for the purposes of developing a multi-unit mixed use Eco Estate.

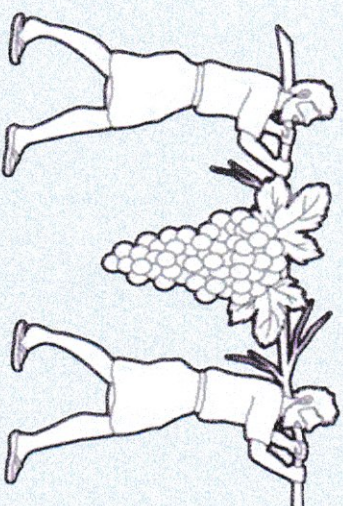
We look forward to meeting with you to discuss this development opportunity.

Yours Faithfully,

Maxwell Chard
Executive Chairman



Prospectus



Proposed

Christmas

Pass

Eco Estate

Mutare,
Zimbabwe

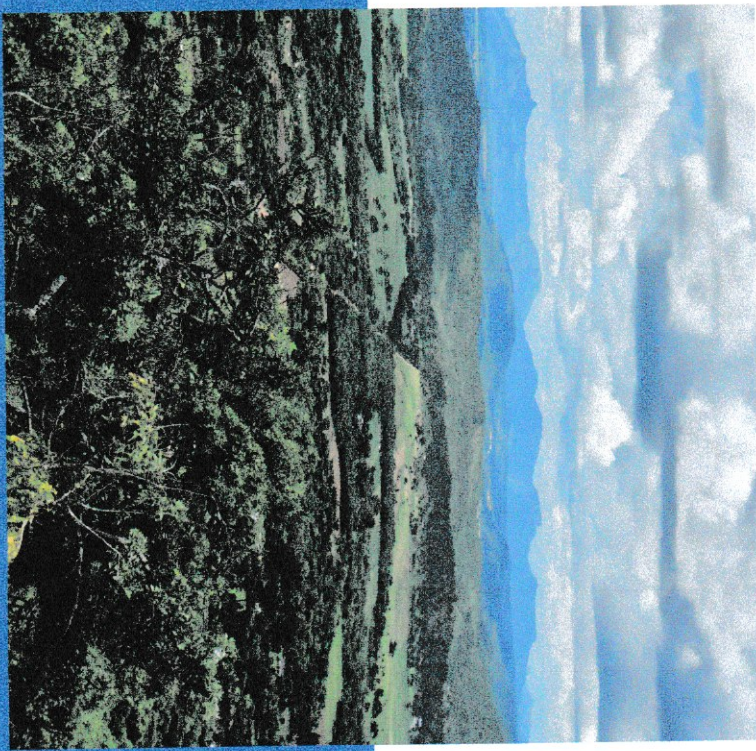


Christmas Pass Eco Estate

Culverhouse Investments Private Limited

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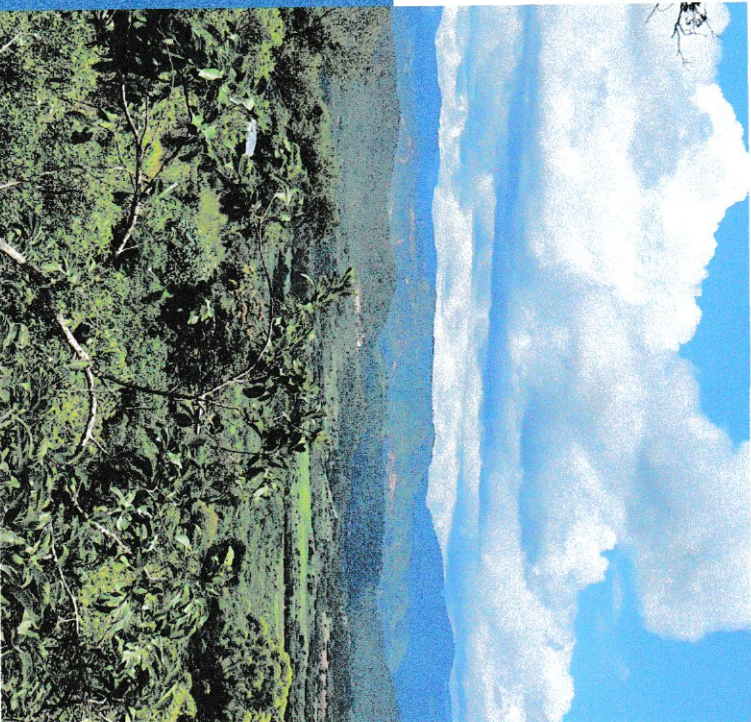
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Property Scenic Views





SITE GPS COORDINATES
LATITUDE: 18°56'10.8"S
LONGITUDE: 32°38'20.5"E

Property Description

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Climate

Manicaland is the coolest region in Zimbabwe with an average high temperature of 25-28 °C



Elevation

1,120 m above sea level.



Positioning

3.5 Hour drive from Harare Airport, 9km from Mutare CBD, 15 Minutes from Africa University, less than 1 hour drive from Leopard Rock, 1.5 Hour drive to Troutbeck Resort.



20 minutes from the proposed NEW Grand Reef Airport.

The Area

Area Information

Mutare has predictable weather patterns due to the surrounding mountain areas and lush vegetation.

With easy access to the property 5 minutes

from the well maintained Harare – Mutare



Telecoms base station located 45 meters from the property. Fixed lines and fibre are within the vicinity



Direct connection to Pungwe River water supply and on site natural water springs



On Site ZESA Power Grid



5 Minutes from main Harare – Mutare Highway

Our Intended Goal

The Smart City Renaissance

✓ Modern self-contained living

There is a thrust the world over to develop SMART cities. A smart city is technologically modern urban area that uses information and communication technologies (ICT) to increase operational efficiency, Collect and share information with the public and improve both the quality of service and welfare to its residents. The city would also rely on green energy infrastructure as well as recycling initiatives.





Our Goal The Project

Christmas Pass Eco-Estate

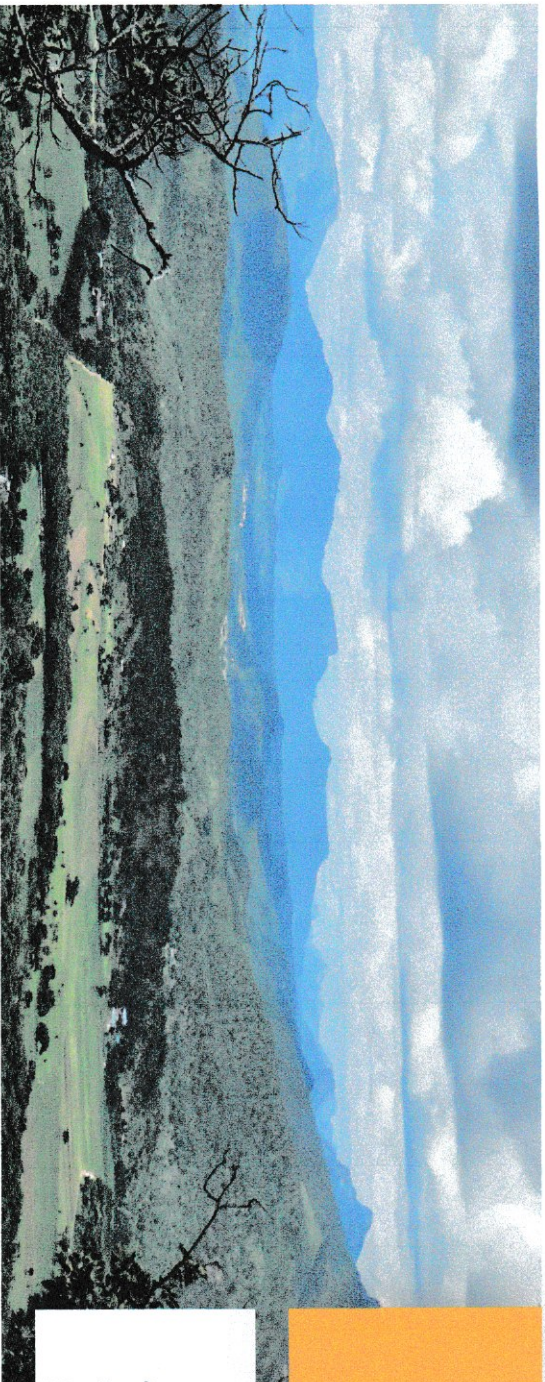
The Christmas Pass Eco-Estate is a smart city project and is a world class self-contained development located within the scenic Christmas Pass Range of Mutare. The proposed development will include a world class hotel and conference centre, medium to low-density residential housing including cluster developments, luxury holiday homes, commercial & retail facilities, restaurants and recreational facilities to promote tourism in the Eastern Highlands. Strategically included in the proposal will also be a students village with mixed use apartments for Africa University students and other tertiary institutions in Mutare.

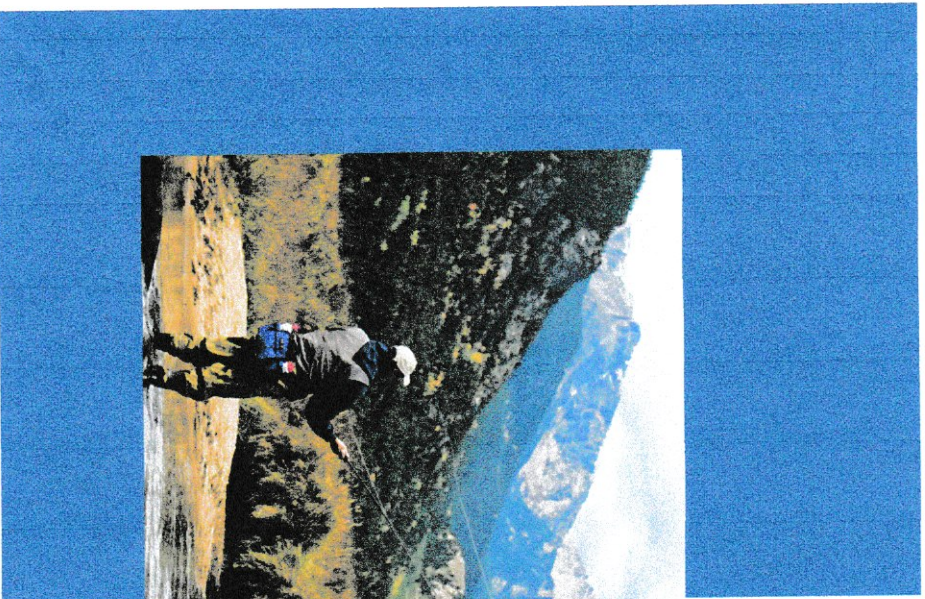
✓ COMERCIAL MIX

Commercial (Business Park), retail facilities, a world class hotel and recreational facilities to promote tourism in the Eastern Highlands

✓ STUDENTS VILLAGE

Apartments for Africa University students and other tertiary institutions





Christmas Pass Eco Estate

Proposed Property Features &

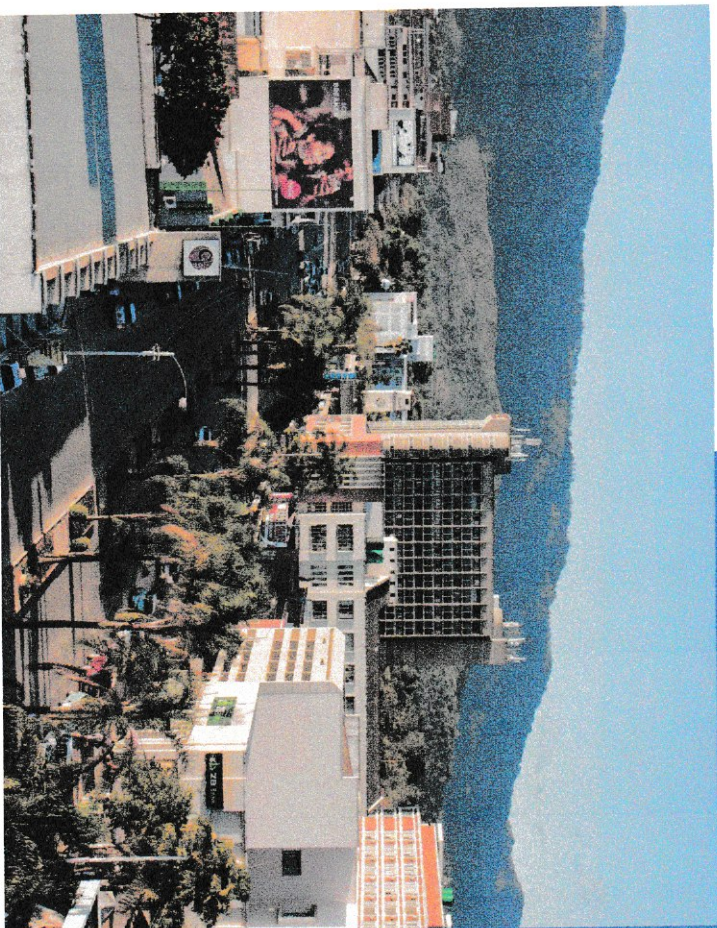
Activities

- Solar Farm
- Fresh water trout fishing
- Bike & Walking trails
- Horse riding
- Animal & Bird sanctuaries
- 9 Hole Golf Course

The development is a distinct, attractive and environmentally eco-friendly sustainable mixed development with natural water Springs, Recreational areas, walking trails and modern roads with public lighting.

This project is envisaged to be the flagship of developments in the Manicaland Province of Zimbabwe.

Gateway To The Eastern Highlands of Zimbabwe



Mutare, originally known as Umtali, is the most populous city in the province of Manicaland and the third most populous city in Zimbabwe. Mutare is also the capital of Manicaland province and the largest city in Eastern Zimbabwe.

The city serves as a gateway to the scenic Eastern Highlands, nearby Gorongosa National Park and the Mozambique coast. Mutare is picturesquely situated in the foothills of the Eastern Highlands sprawling up the sides of Christmas Pass. It has been known for its wide streets lined with flowering trees, three public parks, a museum (1954), and the Turner Memorial Library (1902).

The province endowed with country's major tourist attractions, the likes of Mutarazi Falls, Nyanga National Park and Zimbabwe's top three highest peaks. These peaks comprise three main mountain groups – Nyanga (to the north), which contains Zimbabwe's highest mountain, Mount Nyangani, and the Honde Valley, which leads into Mozambique; Bvumba Mountains (centrally situated near the city of Mutare); and Chimanimani (to the south).

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