

*A luxury lifestyle
Community
Development Concept*

Self-Sufficient ◦ Self-Contained



HAUSOFSTEIN
excellence in design

The freedom to live
without concern over
access to food, power,
water and security.

A community based on the fusion of organic farming and luxury living. Where your neighbours come together to harvest your own crops, farm fresh to your dining table.

A self-sufficient and self-contained villa development set among tranquil rolling hills with an abundance of clean air, privacy and good natural food.

Raise your family in beautifully designed 200 – 470 square meter luxury villas. Plots range from 500m²) to 7,000m²; only 40 minutes from the airport and 20 minutes to the city center.

Luxury Living



Encapsulated in an organic
farm, surrounded by natural beauty

Farm Fresh



No Chemicals
No Pesticides

No Waxes or Preservatives
No Genetic Modification

Regional Vegetables
Medicinal & Table Herbs
Fruits & Berries
Olives & Nuts

With local horticultural expertise we plan every years crops according to demand, timing, climate, soil condition, drainage, irrigation, and fertilize with organic waste.

The farm is your home; with neighbours that share the load, and share the rewarding lifestyle it offers.

Direct to your Table

Herbs

Citrus

Fruits

Vegetables

Medicinal Herbs

Olives and nuts

The community employs and provides housing to a full-time horticulturalist, who directs the growing operation. You help choose the crops we grow, and together we tend the land.



Self-sufficient

Good Health By Good Design

We have specifically designed your villa to be in tune with nature. We've minimized generating EMF by not wiring for WIFI, no smart home integrated systems and we prefer incandescent lighting systems wherever possible.

Age old design techniques are deployed to maximize natural air flow, sun shade and other passive cooling design techniques.

Overbuilt thick walls, insulation and building mass is utilized to help keep your home comfortable all year round.

Potentially harmful or decaying synthetic materials/adhesives are minimized

Independent Power Supply

While the community is connected to the national electrical grid, we have designed the community to be self-reliant. The community solar array provides the bulk of our electrical demand. Our residents enjoy uninterrupted heating and power supply in the event of complete isolation.

- Development wide solar array
- Individual villa roof top solar arrays
- Geothermal heating systems
- Potential for hydro power*
- Propane/diesel backup generators

Private Water Supply

Our development features deep ground water wells on site with independent power supply, as well as connection to the domestic supply.

Atmospheric water generators (AWG's) are deployed within the growing grounds as a source of backup irrigation water.

Low flow drip irrigation is used in all the landscapes and growing zones.

Low maintenance, low water use garden designs are utilized throughout the gardens.

EMF Blocking

We integrate Faraday Cages and foil building wraps within the construction of your home to block as much as possible ambient EMF.

We install all transmission and telecommunication lines underground.

Our location has been carefully selected to avoid known 5G and high EMF emitting sub-stations/installations.

Homesites



Land plots overlooking the farm and surrounding countryside, ranging from 500 m² to 7200 m²

Planned to create pockets of homes throughout the farm

Reduced visual impact and promoting connection to the countryside

Beautifully designed homes in 4 sizes: 200, 250, 370 and 470 m² with optional basements, garages and guest houses.

Prices starting at €390,000

Masterplanning

Enjoy total privacy within your property, or roam your community grounds. Tinker in the gardens as much or as little as you like.

Children (and parents alike) are not forced to the confines of a playground, but rather the farm is your playground, a place to enjoy, engage and produce your own food; the very definition of farm fresh and straight to your dinner table.

- Sample villa orientation:
with private pool
within private plot.
- Community Tennis Court
- Community river access
(for recreation & fishing)
- Main Growing Zones
 - Regional Vegetables
 - Herbs/Medicinal
 - Regional fruits
- Orchard Grove
- Community Solar Array
- Farm Support Facilities
- Reservoir



Plot Overview

Offering a range of plot sizes to accommodate different budgets.

Plot #	(m ²)	Plot #	(m ²)
1	6500	25	500
2	7200	26	500
3	5800	27	1200
4	3500	28	2200
5	3000	29	2500
6	3600	30	1800
7	2300	31	1700
8	1100	32	1200
9	1100	33	850
10	900	34	750
11	800	35	750
12	700	36	1300
13	700	37	900
14	1000	38	800
15	1200	39	700
16	1700	40	600
17	1800	41	550
18	2000	42	550
19	1800	43	550
20	1000	44	600
21	1000	45	1400
22	2000	46	1400
23	1750	47	1400
24	500	48	5000
		49	4000

Note: The parcel map illustrated here (and plot sizes) are conceptual and designed to convey intent.



Al fresco redefined



Tend crops in your own private garden, and take part in the community farm

Villa Designs

Choose from one of our
customizable off-plan models

or we'll work with you to design a
custom home that fits your exact
taste, style and size.

Windswept



Layout

Two Storey structure in 'H' configuration
3 Bedroom, 3.5 Bathroom
1 Separate Guest Suite
2 car underground garage

Interior Space

Gross Interior Area 350m²
Covered Outdoor Area 120m²

Features

Expansive outdoor dining, covered terraces and patio's
Clean minimal modern style
Natural stone and wood interior/exterior design

Stonehurst



Layout

One Storey structure in 'H' configuration
4 Bedroom, 4 Bathroom
1 Separate Guest Suite
Underground parking garage
Fully finished basement
Indoor Pool

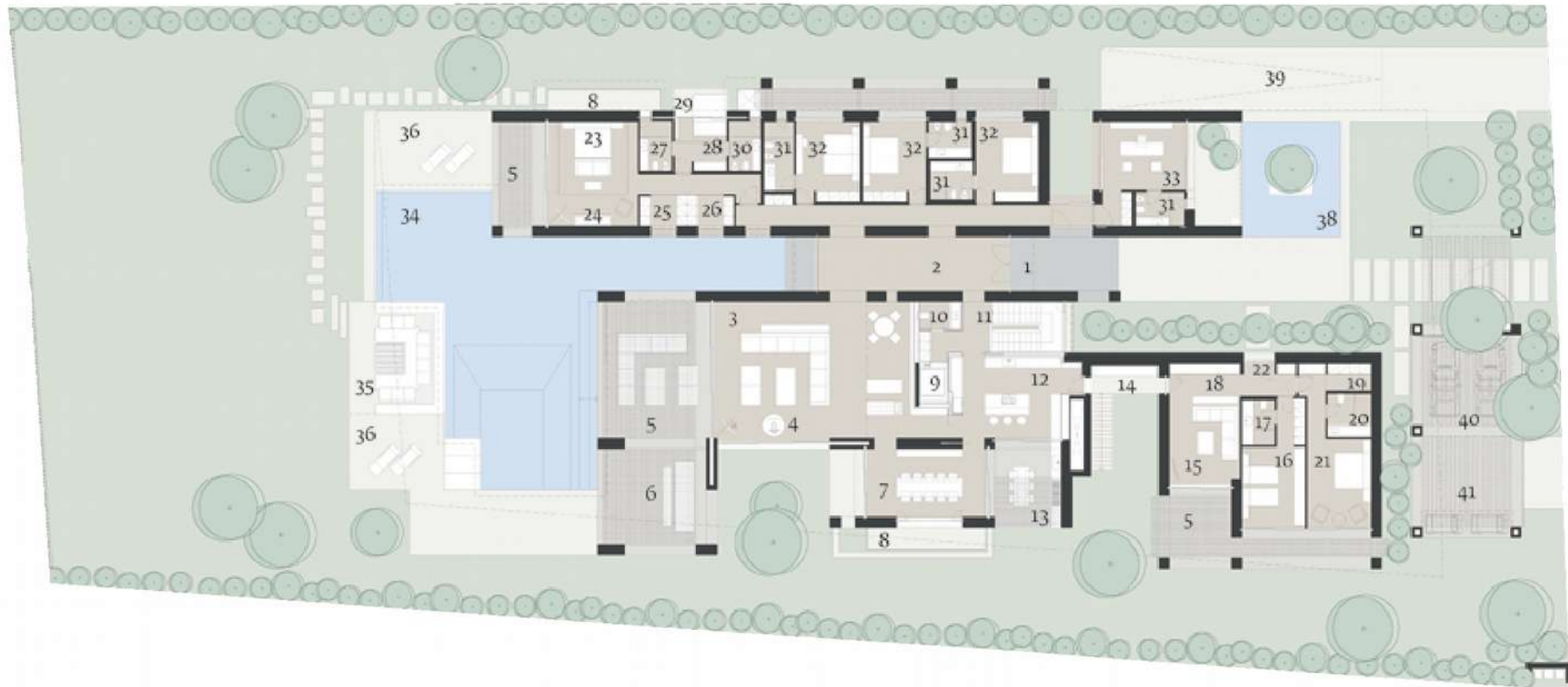
Interior Space

Gross Interior Space 470m²
Covered Outdoor Areas 170m²

Features

Expansive outdoor dining, covered terraces and patio's
Clean minimal modern style
Natural stone and wood interior/exterior design

Ground Level Floor Plan



- | | | |
|-------------------------------|--------------------------------------|----------------------------------------|
| 1 Main Entrance | 12 Kitchen | 23 Master Bedroom |
| 2 Lobby | 13 Outdoor Covered Dining Area & BBQ | 24 Fireplace |
| 3 Indoor Living Area | 14 Access to Guest House | 25 Walk-in Closet "Hers" |
| 4 Fireplace | 15 Guest House Living Area | 26 Walk-in Closet "His" |
| 5 Outdoor Covered Living Area | 16 Guest House Bedroom | 27 Master Bathroom "Hers" |
| 6 Outdoor Covered Dining Area | 17 Guest House Bathroom | 28 Master Bathroom tub |
| 7 Indoor Dining Area | 18 Guest House Kitchenette | 29 Outdoor Shower |
| 8 Outdoor Access to Basement | 19 Guest House Walk-in Closet | 30 Master Bathroom "His" |
| 9 Elevator | 20 Guest House Master Bathroom | 31 Bathroom |
| 10 Guest W/C & Cloakroom | 21 Guest House Master Bedroom | 32 Double Bedroom |
| 11 Indoor Access to Basement | 22 Guest House Independent Entrance | 33 Study |
| | | 34 Outdoor Infinity Pool |
| | | 35 Outdoor Sitting Area with Fireplace |
| | | 36 Sun-bed Area |
| | | 37 Access to the Beach |
| | | 38 Outdoor Water Element |
| | | 39 Access to Underground Garage |
| | | 40 Outdoor Covered Car Parking |
| | | 41 Outdoor Covered Golf cart parking |

Basement Level Floor Plan



- 1 Indoor Pool
- 2 Gym / Spa
- 3 Bathroom / Changing Room
- 4 Sauna
- 5 Hamam

- 6 Outdoor Access to Garden
- 7 Pool M&E Room
- 8 Home Cinema
- 9 Linen / Laundry Room
- 10 Cellar

- 11 Staff Living Area
- 12 Staff Bedroom
- 13 Staff Bathroom
- 14 Elevator
- 15 Indoor Access to Ground Floor

- 16 Outdoor Access to Ground Floor
- 17 Storage Room
- 18 M&E Room
- 19 Garage

The Anchorage



Layout

Two Storey structure in 'H' configuration
4 Bedroom, 4.5 Bathroom
1 Separate Guest Suite
2 car underground garage

Interior Space

3,000 ft² (295m²)
1,500 ft² (140m²) Basement

Features

Expansive outdoor dining, covered terraces and patio's
Clean minimal modern style
Natural stone and wood interior/exterior design



- | | | | |
|-------------------------------|-----------------------------------------|--------------------------|--------------------------------|
| 1 Main Entrance | 10 Kitchen | 19 Double Bedroom | |
| 2 Atrium | 11 Pantry | 20 Guest Living Area | |
| 3 Indoor Living Area | 12 Outdoor Covered Dining Area with BBQ | 21 Guest Bedroom | |
| 4 Fireplace | 13 Master Bedroom | 22 Guest Bathroom | |
| 5 Outdoor Covered Living Area | 14 Master Bathroom "Hers" | 23 Outdoor Access | 28 Sun-bed Area |
| 6 Outdoor Covered Dining Area | 15 Walk-in Closet "Hers" | 24 Study | 29 Outdoor Sitting Area |
| 7 Indoor Dining | 16 Master Bathroom "His" | 25 Guest W/C | 30 Access to Beach |
| 8 Elevator | 17 Walk-in Closet "His" | 26 M&E Room | 31 Outdoor Shower |
| 9 Indoor Access to Basement | 18 Ensuite Bathroom | 27 Outdoor Infinity Pool | 32 Outdoor Living Area |
| | | | 33 Outdoor Covered Car Parking |



- 1 M&E Room
- 2 Water tank
- 3 Pool M&E Room
- 4 Outdoor Access to Ground Floor
- 5 Storage Room
- 6 Shower
- 7 Changing Room

- 8 W/C
- 9 Gym
- 10 Hamam
- 11 Sauna
- 12 Cellar
- 13 Storage Room
- 14 Massage Room

- 15 Atrium
- 16 Elevator
- 17 Indoor Access to Ground Floor
- 18 Indoor Pool
- 19 Storage Room
- 20 M&E Room
- 21 Linen

- 22 Laundry
- 23 Staff Living Area
- 24 Staff Bedroom
- 25 Staff Bathroom
- 26 Staff Kitchenette

3 and 4 bedroom villas

Luxurious finishes in a compact layout

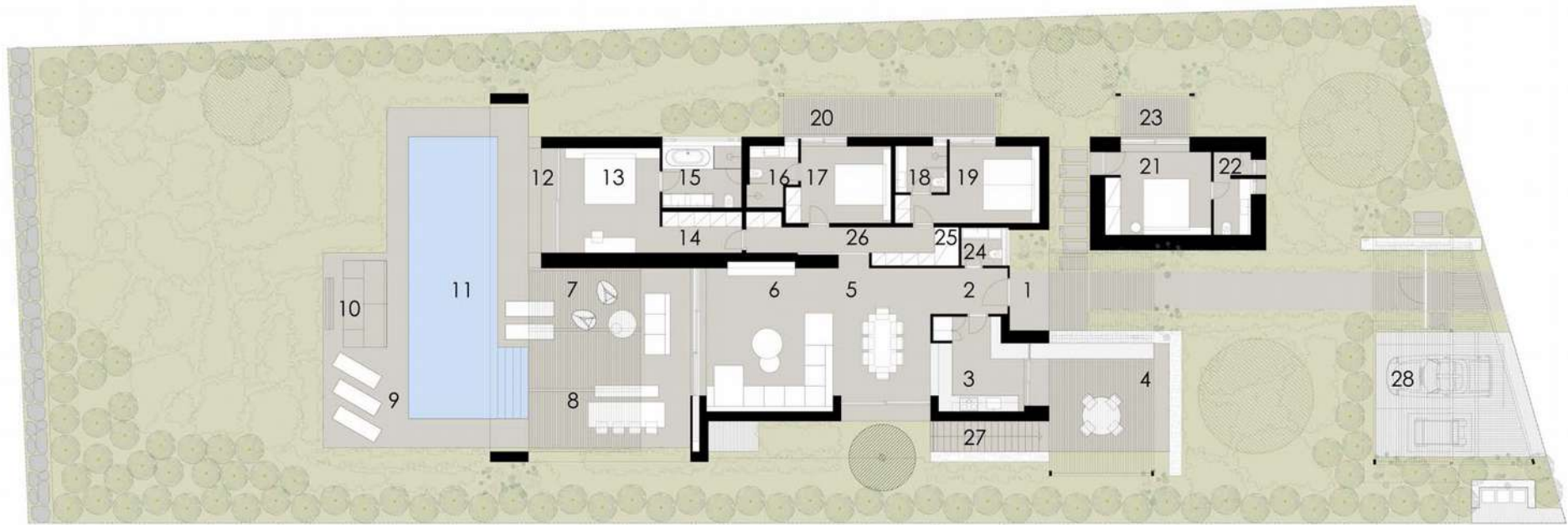
Featuring similar modern
design overtones in 3 and 4
bedroom configurations

Choose your Style



Seadrift

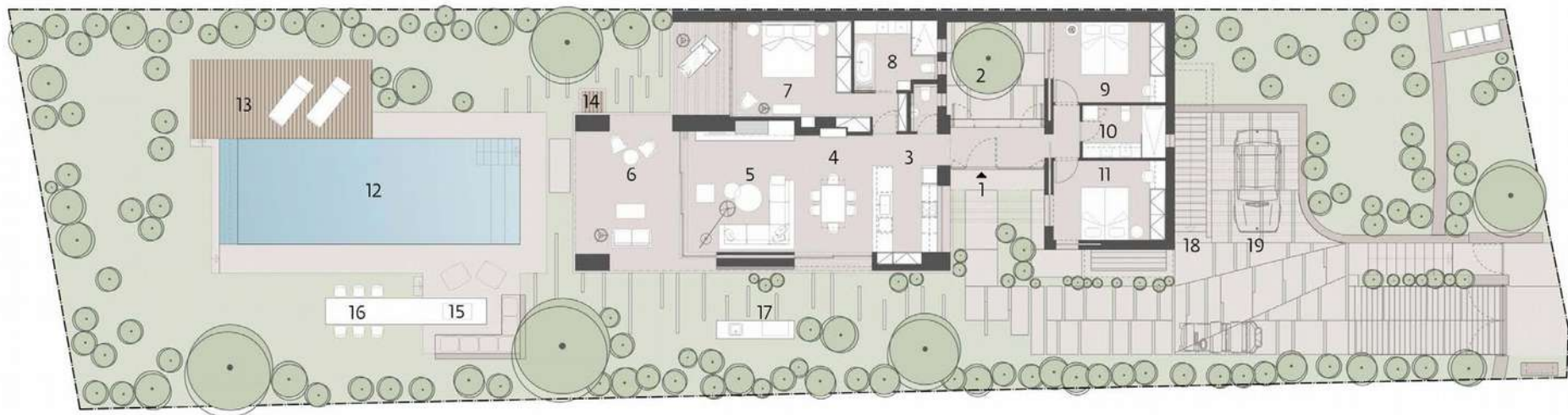
Ground Level Floor Plan



- | | | | | | | |
|--------------------------------|--------------------------------|--------------------------------------------------|---------------------------|-------------------------------------------------|-----------------------------------------------|---------------------------------|
| 1. MAIN ENTRANCE | 5. INDOOR DINING AREA | 9. SUN DECK | 13. MASTER BEDROOM | 17. BEDROOM 2 | 21. GUEST BEDROOM | 25. LAUNDRY AND STORAGE CLOSET |
| 2. LOBBY | 6. INDOOR LIVING AREA | 10. OUTDOOR FIREPLACE | 14. MASTER BEDROOM CLOSET | 18. BATHROOM 3 | 22. GUEST BATHROOM | 26. CORRIDOR |
| 3. KITCHEN | 7. OUTDOOR COVERED LIVING AREA | 11. SWIMMING POOL | 15. MASTER BATHROOM | 19. BEDROOM 3 | 23. OUTDOOR COVERED LIVING AREA (GUEST HOUSE) | 27. BASEMENT ACCESS |
| 4. OUTDOOR COVERED DINING AREA | 8. OUTDOOR COVERED DINING AREA | 12. OUTDOOR COVERED LIVING AREA (MASTER BEDROOM) | 16. BATHROOM 2 | 20. OUTDOOR COVERED LIVING AREA (BEDROOM 2 & 3) | 24. GUEST WC | 28. OUTDOOR COVERED CAR PARKING |

Kingfisher

Ground Level Floor Plan



1 Main entrance

2 Patio

3 Kitchen

4 Indoor Dining Area

5 Indoor Living Area

6 Outdoor Covered Living Area

7 Master Bedroom

8 Master Bathroom

9 Double Bedroom

10 Bathroom

11 Double Bedroom

12 Outdoor Pool

13 Sun - bed Area

14 Outdoor Shower

15 Outdoor Living Area

16 Outdoor Dining Area

17 Outdoor BBQ

18 Outdoor Access to Basement

19 Outdoor Car Parking



Management | Investment | Acquisitions | Development | Design

About Hausofstein

Hausofstein provides turnkey solutions for prime real estate developments. We perform a broad array of service within the property development industry. We target distressed and under performing assets and allocate executional services from a wide range of industry specialists to create high quality investments with strong returns.

Hausofstein maintains close working relationships within a global network of specialist investors to realize it's projects.

Hausofstein is a brand name operating under the trading entity 'JLDS Development Limited'.

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NOTE: JLDS IS NOT A FINANCIAL ADVISOR AND IS NOT REGULATED BY THE FCA.

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